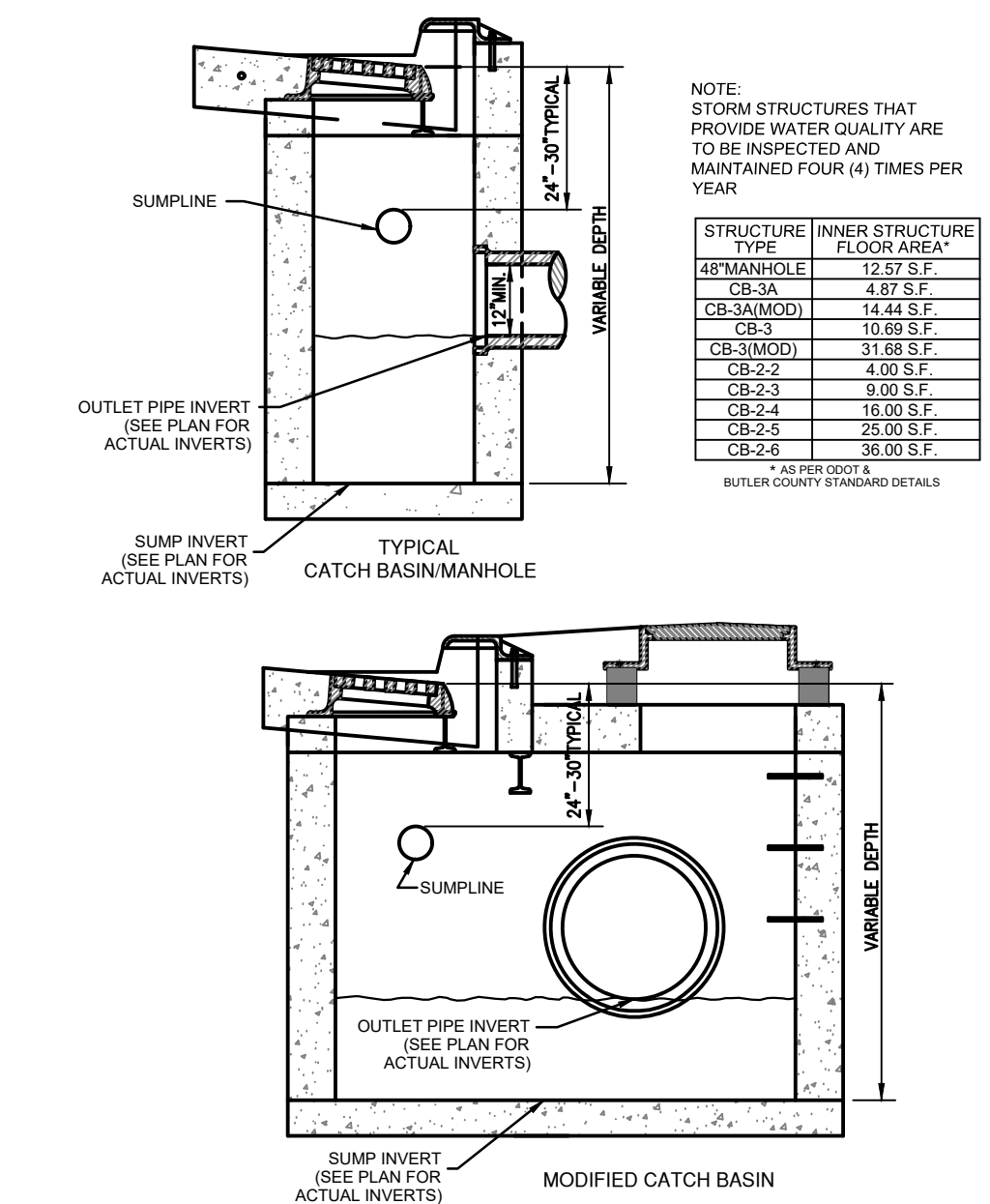


INDEX TO SHEETS

Title Sheet	1
Plan & Profile Sheets	2-4
Drainage Structure Details	5
Grading Plan & Intersection Details	6-8
Detail Sheets	9-11
Soil Erosion & Sedimentation Control Detail Sheet	12

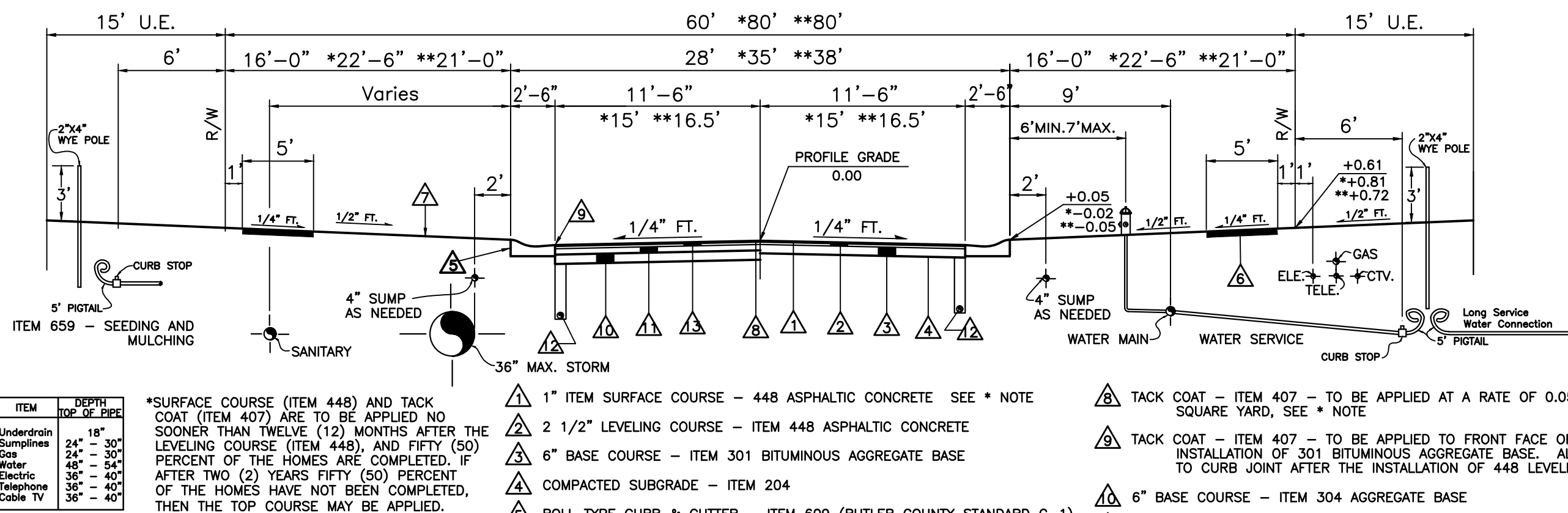
LEGEND

EXISTING CONTOURS	710
PROPOSED CONTOURS	720
CENTERLINE	
PROPERTY LINE	
EXISTING SANITARY SEWER & MANHOLE	
PROPOSED SANITARY SEWER & MANHOLE	
EXISTING WATER MAIN	Ext. 8" W
FIRE HYDRANT	
WATER VALVE	
PROPOSED WATER MAIN	8" W
EXISTING GAS MAIN	Ext. 4" G
SUMP DRAIN LINE	4" S.D.
EXISTING STORM PIPE & CATCH BASIN	
STORM CATCH BASIN	
STORM MANHOLE	
PROPOSED STORM PIPE	
EXISTING TELEPHONE	
EXISTING CABLE	
DIRECTION OF DRAINAGE	
PROPOSED SWALE	
LOT SWALE	



STORM WATER QUALITY STRUCTURE DETAILS

(Not to Scale)

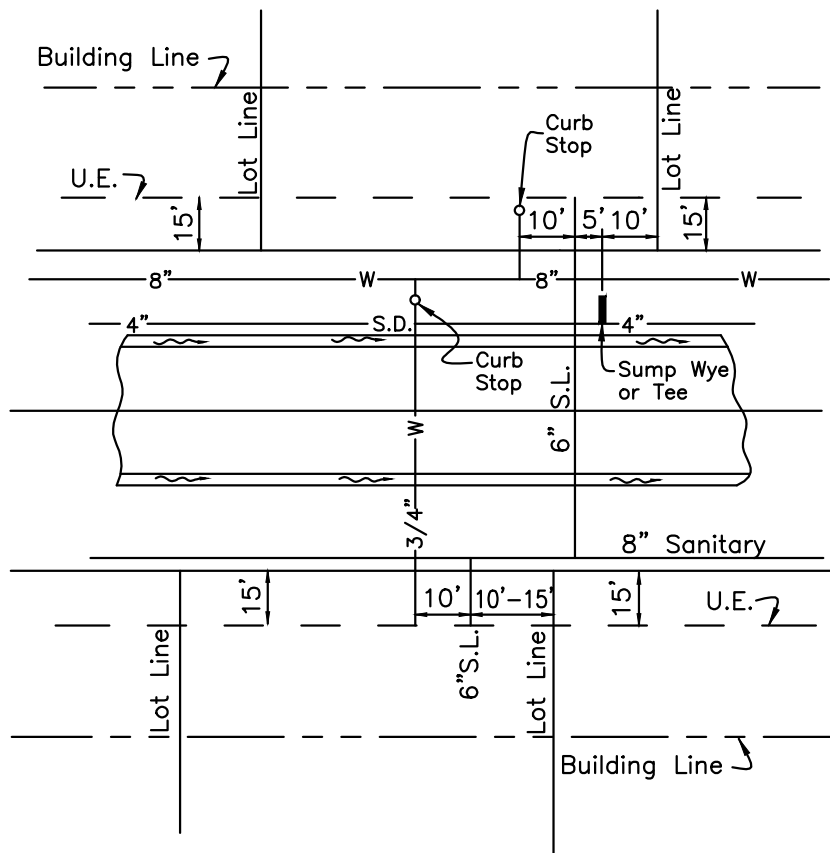


TYPICAL SECTION

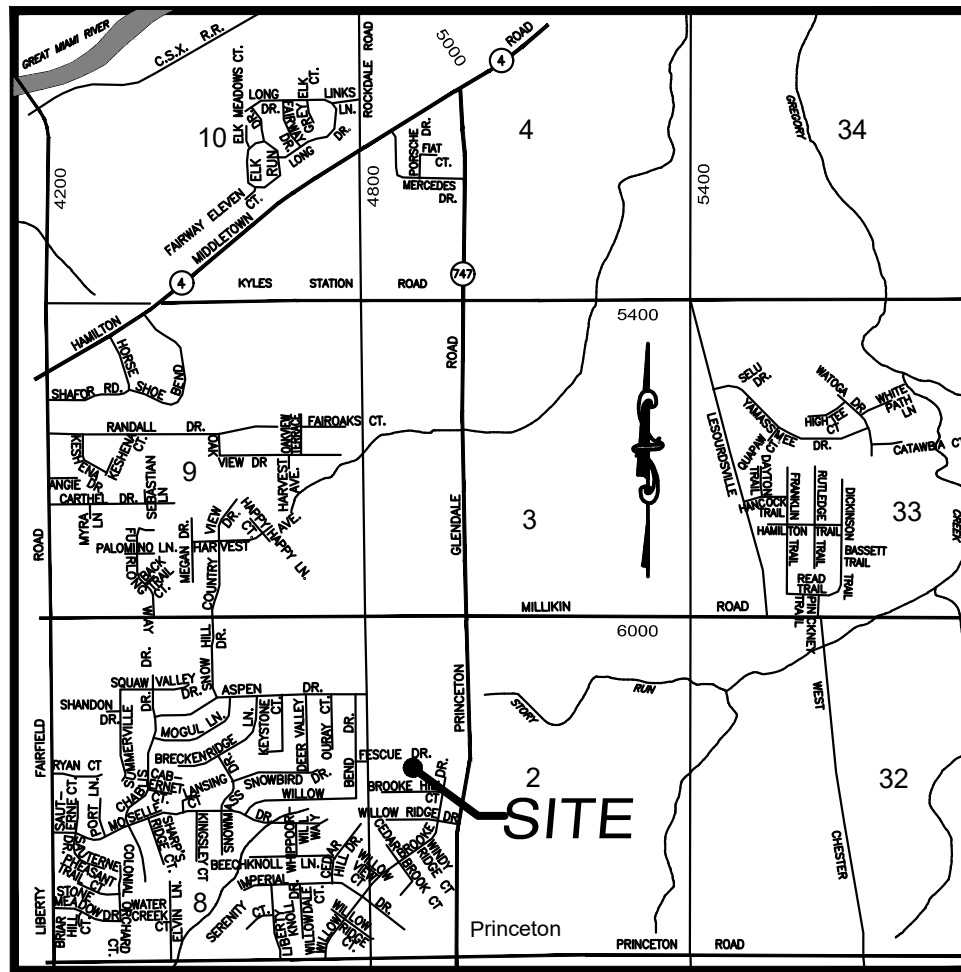
*Aspen Drive (West Connection)
**Willow Brooke Drive (South Connection)



Know what's below.
Call before you dig.



STANDARD SERVICE DETAIL



VICINITY MAP NOT TO SCALE

OWNER & DEVELOPER

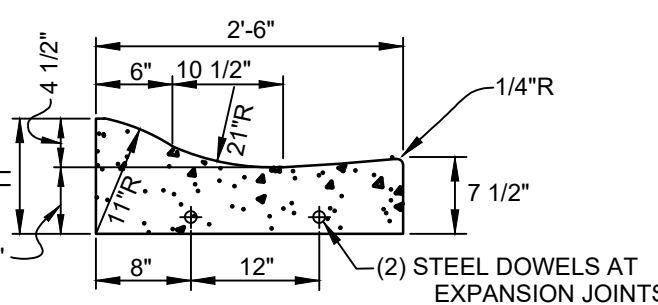
S & D Development Company
8073 Tylersville Road
West Chester, OH 45069
(513) 777-1400

BENCHMARK

Iron Pin w/ BB Cap near S.R.747
western right-of-way line.
N515027.258
E1416803.154
Elevation=805.54

CURB RAMP SPECIFICATIONS

- Curb ramps shall be design A or design B per ODOT Drawing BP-7.1, sheets 1 through 3.
- Truncated domes are to meet the specifications of ODOT drawing BP-7.1, sheet 3, and span the entire width of the sidewalk.



STANDARD ROLL TYPE CURB & GUTTER C-1

ESTATES AT WYNDS OF LIBERTY SECTIONS ONE & TWO

SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO
OCTOBER, 2022

APPROVED

Eric Pattenger, 10/24/2022, 8:45:29 AM

REVISED

DETENTION BASIN OUTLET PIPE
DIAMETER CHANGED FROM 36"
TO 30" TO MATCH EXISTING 30"
WITHIN R/W OF SR 747

JOB LOG

DATE	COMMENT
6-29-22	Submitted to Butler County Planning
7-28-22	Resubmitted to BCWS & BCEO
8-19-22	Resubmitted to BCEO
10-20-22	DETENTION BASIN OUTLET PIPE DIAMETER CHANGED FROM 36" TO 30" TO MATCH EXISTING 30" WITHIN R/W OF SR 747

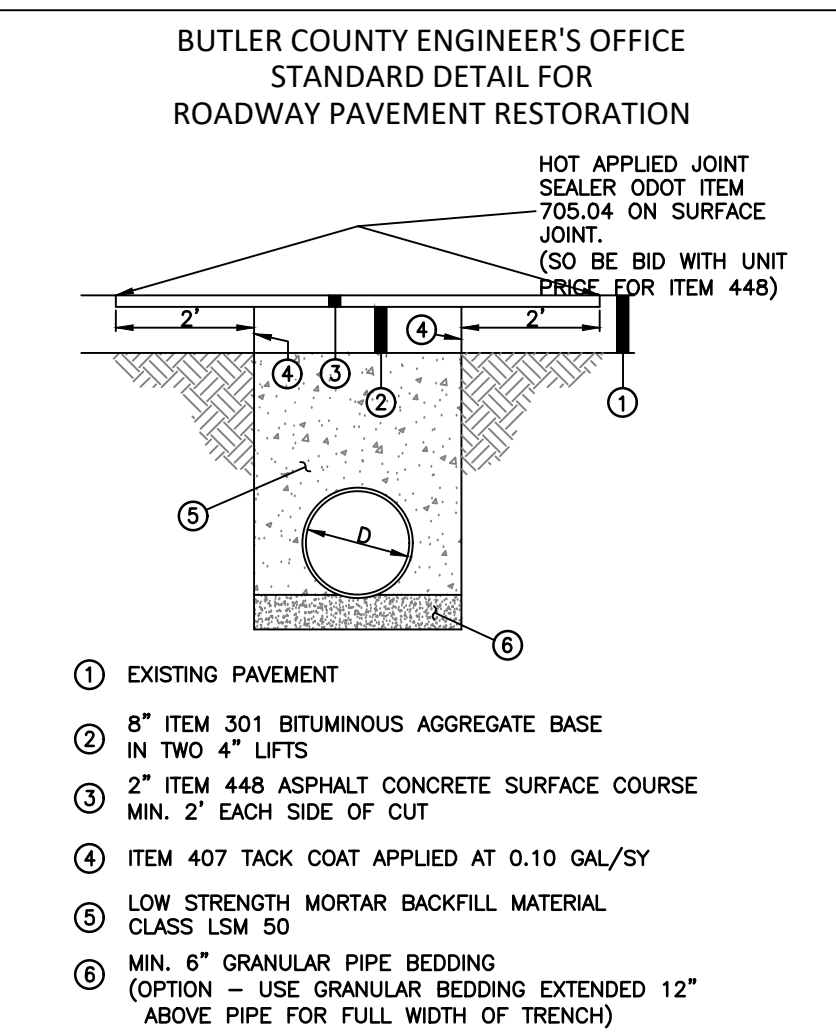
SUPPLEMENTAL PRINTS OF STANDARD CONSTRUCTION DRAWINGS

C-1	
Std.MH-1A	
Std.HW-D	HW1.1 (O.D.O.T.)
CB-3	
CB-3(Mod.)	
CB-3A	
CB-3A(Mod.)	CB-2-4(O.D.O.T.)
CB-2-2-A(O.D.O.T.)	CB-2-3(O.D.O.T.)
Std.R-1	

CONSTRUCTION APPROVAL

	Date
Butler Co. Water & Sewer Dept.	8-8-22
Butler Co. Engineer's Office	
Army Corps of Engineers/OEPA	
OEPA NPDES SEC.1 NOI # 1CC08847*AC	8-3-22
OEPA NPDES SEC.2 NOI # 1CC08848*AC	8-3-22

These plans are not for construction until ALL approval dates have been filled in.



SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION WILL BE SIMULTANEOUSLY FOLLOWED FOR ALL AREAS ELIMINATING ONLY THOSE STEPS THAT DO NOT PERTAIN TO THAT PARTICULAR AREA:

- STEP 1: INSTALL EROSION AND SEDIMENT CONTROL MEASURES
- STEP 2: PERFORM CLEARING OPERATION, STRIP AND STOCKPILE TOPSOIL, CONSTRUCT TEMPORARY SILT TRAPS WHERE SHOWN.
- STEP 3: ROUGH GRADE SITE, STABILIZE EROSION PRONE AREAS. ALL SLOPES 3 TO 1 AND GREATER SHALL BE IMMEDIATELY STABILIZED WITH SEED AND MULCH OR AN EQUAL.
- STEP 4: INSTALL UTILITIES
- STEP 5: INSTALL BASE COURSE IN ROADWAYS FOLLOWING THE INSTALLATION OF IMPROVEMENTS.
- STEP 6: FINE GRADE AND SEED; REMOVE EROSION CONTROL METHODS UPON COMPLETION OF ALL IMPROVEMENTS.

GENERAL NOTES

- Item numbers refer to the Ohio Department of Transportation construction and material specifications, and all construction work shall be done according to said specifications of Butler County requirements and standards for subdivisions. When in conflict, the County requirements shall prevail.
- Items that pertain to underground utilities such as watermain pipe, sanitary sewer pipe, water valves and manhole frames and covers, etc., will remain under specifications of the utility serving the area. Storm sewers shall be designed and constructed in accordance with the requirements of the Butler County Engineer.
- All trenches within the right-of-way and 10' utility easement shall be compacted and backfilled in accordance with item 203 and 611 in the state specifications.
- Surface course (item 448) and tack coat (item 407) are to be applied no sooner than nine (9) months after the leveling course, (item 448), and fifty (50) percent of the homes are completed. If after two (2) years fifty (50) percent of the homes have not been completed, then the top course may be applied.
- A minimum 10' utility easement shall be shown on the record plat parallel and immediately adjacent to the right-of-way line allowing for installation, operation and maintenance of sewers, water, electric and telephone conduits and any other public or quasi public utility.
- Developer shall be responsible for the installation of conduits for the full width of the public right-of-way at a depth of 36" for use by the electrical, telephone and cable services. The location of the lines shall be coordinated with utility companies by the developer.
- All electrical transformers shall be located so that they do not interfere with the existing manholes or water main appurtenances.
- Sump line conduits are to be SDR 35, Armo 2000, or equivalent.
- WATER MAIN
A. Water main materials, valves, fire hydrants, fittings and appurtenances and installation to be as per Butler County specifications, using class 53 Ductile Iron as per AWWA C-151 with minimum 4' cover.
B. All water main valves to have a minimum depth of 2.5' and a maximum depth of 4' from proposed grade to the top of the Valve Operating Nut.
C. Minimum 10' horizontal, 18" vertical separation between water main and sanitary and/or storm sewer.
D. If meter pits cannot be initially installed at the location shown on the typical section, a curb stop can be set up at this location.
- SANITARY SEWER
A. Sanitary sewer materials and installation to be as per Butler County specifications, using Section 3110 for PVC SDR-35 & 26 pipe; Section 3140 for ABS or PVC composite pipe; Section 3410 for manholes.
B. Crossings Whenever a sanitary sewer and water main must cross, the sewer shall be at such an elevation that the crown of the sewer is at least 18 inches measured between the outside pipe walls, below the bottom of the water main.
If it is absolutely impossible to maintain the 18 inch vertical separation, the water main shall be relocated or the sewer shall be constructed as follows:
1. A sewer passing over or under the water main shall be encased or constructed of materials that are equivalent to water main standards of construction for a minimum distance of 10 feet on each side of the water main.
2. The sewer crossing shall be constructed so that the sewer joints will be equidistant and as far as possible from the water main joints.
3. Where a water main passes under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main.
C. Sanitary laterals shall be extended to at least ten (10) feet beyond the Property / Right-of-Way or to the edge of the easement, whichever is greater.
D. Sanitary sewer laterals, which shall include all pipe and appurtenances from the building to the public sewer main, and the connection to the public sewer main shall be considered private and the responsibility of the property owner to maintain. The connection to the sewer would be any piping that extends out from the main barrel of the sewer main.
E. All buildings to be served by the public sewer system shall be constructed so as to provide a minimum of four feet (4') of vertical separation between the public sanitary sewer, at the point of connection, and the lowest building level served by a gravity sewer connection and shall not exceed a depth of 12 feet below finish grade at the end of the lateral at the right-of-way unless specifically authorized by the County. In addition, said building level shall be at least one (1) foot above the lowest point of free-overflow (non-sealed manhole cover) upstream of any treatment facility of wastewater pumping facility that receives the discharge from said building. Said minimum service levels shall be recorded on the "As-built" plans for the development which will be kept on file in the office of the Butler County Department of Environmental Services.
- Butler County Water and Sewer Department does not accept any responsibility for the relocation, repair, or replacement of any other utility installed within five (5) feet of the center line of any sanitary sewer main or water main.
- Private driveways, parking lots and other paved areas, earthen berms or structures should not be constructed over private water or sewer service lines within the public road right of way or within the easement areas for public utilities. Should this occur, the property owner shall be held responsible for the protection and repair and for providing access to any curb stops, meter pits, manholes, clean-outs, etc. installed in conjunction with these private service lines and for any damage or restoration of the paved surfaces or structures that may result from the future operation, maintenance, repair or replacement of said service lines and appurtenances.
- STORM SEWER
A. Storm sewer pipe shall meet the requirements as follows:
1. PVC pipe as per ODOT Specification 707.42 for all diameters
2. HDPE pipe as per ODOT Specification 707.33
3. Corrugated steel pipe as per ODOT Specification 707.01 or 707.02 for all diameters
4. Reinforced concrete pipe as per ODOT Construction and Material Specification 706.02 for all diameters. Class shall be specified at the contractor's request. (Cincinnati Concrete Pipe, Duracrete or equal).
5. Bituminous coated corrugated steel pipe as per ODOT Specification 707.05 or 707.07

Installation shall meet Butler County Specifications. All joints shall be soil seal joints unless specifically noted on the plans.

B. Deflection Testing for Storm Sewers and Culverts 15% of all storm sewers shall be tested for deflection within thirty days after they are complete. Butler County Engineer or his designated representative will determine what 15% shall be tested. If any storm sewer in the original 15% is found out of compliance, deflection tests will be required on 100% of the remaining storm sewer. A vertical ring deflection greater than 5% will not be allowed. This deflection is defined as 5% reduction in the vertical base or average inside diameter. The method of testing shall be subject to the approval of the engineer. If rigid balls or mandrels are used to test pipe deflection, no mechanical pulling devices shall be used. The deflection test may be conducted with a nine prong mandrel, a ball or a cylinder or another manner acceptable to the Butler County Engineer or his designated representative. The testing will be accomplished from manhole to manhole or catchbasin to catchbasin, following the complete flushing of the line. The contractor shall furnish all equipment required to complete the deflection testing. The deflection test shall be witnessed by the County Engineer or his designated representative. Any section of pipe that fails to meet the aforementioned requirements shall be reworked by a procedure acceptable to the County or be excavated and either be relayed or replaced, and retested until the requirements are met.

C. All catch basins and manholes with a depth greater than 4' shall be provided with steps. Steps shall meet the requirements of ODOT STD. 604 and shall conform to the details as shown on Butler County Standard Drawing MH-1A.

D. Headwall: HW-4A to be used with Corrugated Metal pipe or HW-4B to be used with Concrete Pipe.

- Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.
- Any detention basin on site should be constructed prior to the clearing of topsoil and grading of the site. All trees and vegetation shall be removed from all proposed detention basins regardless of maintenance responsibility.
- SEDIMENTATION CONTROL
The project has been designed to control erosion and prevent damage to other property. All stripping, earthwork, and regrading shall be performed to minimize erosion. Natural vegetation shall be retained wherever possible. The proposed plan will allow almost all eroded material to be retained on site.
All areas disturbed by the construction of the roadways, ditches and sediment basins shall be seeded and strawed as soon as possible to limit the erosion and stabilize the soil. Payment will be by the number of square yards disturbed as per the grading plan. For additional sedimentation control details, see grading plan.
- Private driveways, parking lots and other paved areas, earthen berms or structures should not be constructed over private water or sewer service lines within the public road right of way or within the easement areas for the public utilities. Should this occur, the property owner shall be held responsible for the protection and repair and for providing access to any curb stops, meter pits, manholes, clean-outs, etc. installed in conjunction with these private service lines and for any damage or restoration of the paved surfaces or structures that may result from the future operation, maintenance, repair or replacement of said service lines and appurtenances.

17. Butler County will not be responsible for any pavement or storm sewer repairs resulting from water main and sanitary sewer repairs. Butler County also will not be responsible for adjusting manholes, valves, fire hydrants, meter pits, etc. as a result of grade changes. The grantor shall be responsible for proper adjustment of manholes, valves, fire hydrants, meter pits, etc. to the satisfaction of Butler County, due to grade changes, paving, repairing, etc. initiated by the grantor.

- A typical five (5) foot drainage easement is to be provided on both sides of every lot line.
- Any roadway settlement greater than one inch will be required to be repaired with Item 613 Low Strength Mortar Backfill (Type 1). See Detail on Sheet #9.
- Provide the Butler County Engineer's Office with a forty-eight (48) hour notice prior to the start of any construction, including sanitary installation. Phone 785-2569 (Matt Homan).
- Contractors to accept all Quantities as correct prior to beginning construction.
- Contractor shall include the cost of County inspection and extension fees in unit price bid.
- Existing Zoning: R-1
Frontage: 100'
Lot Area: 20,000 s.f. (Min.)
Setbacks: (Unless otherwise noted on plan)
Front: 50'
Side: 15' Min., 30' Total
Rear: 45'
- Total Acreage: 30.8509 Acres
- Total # Lots: 45

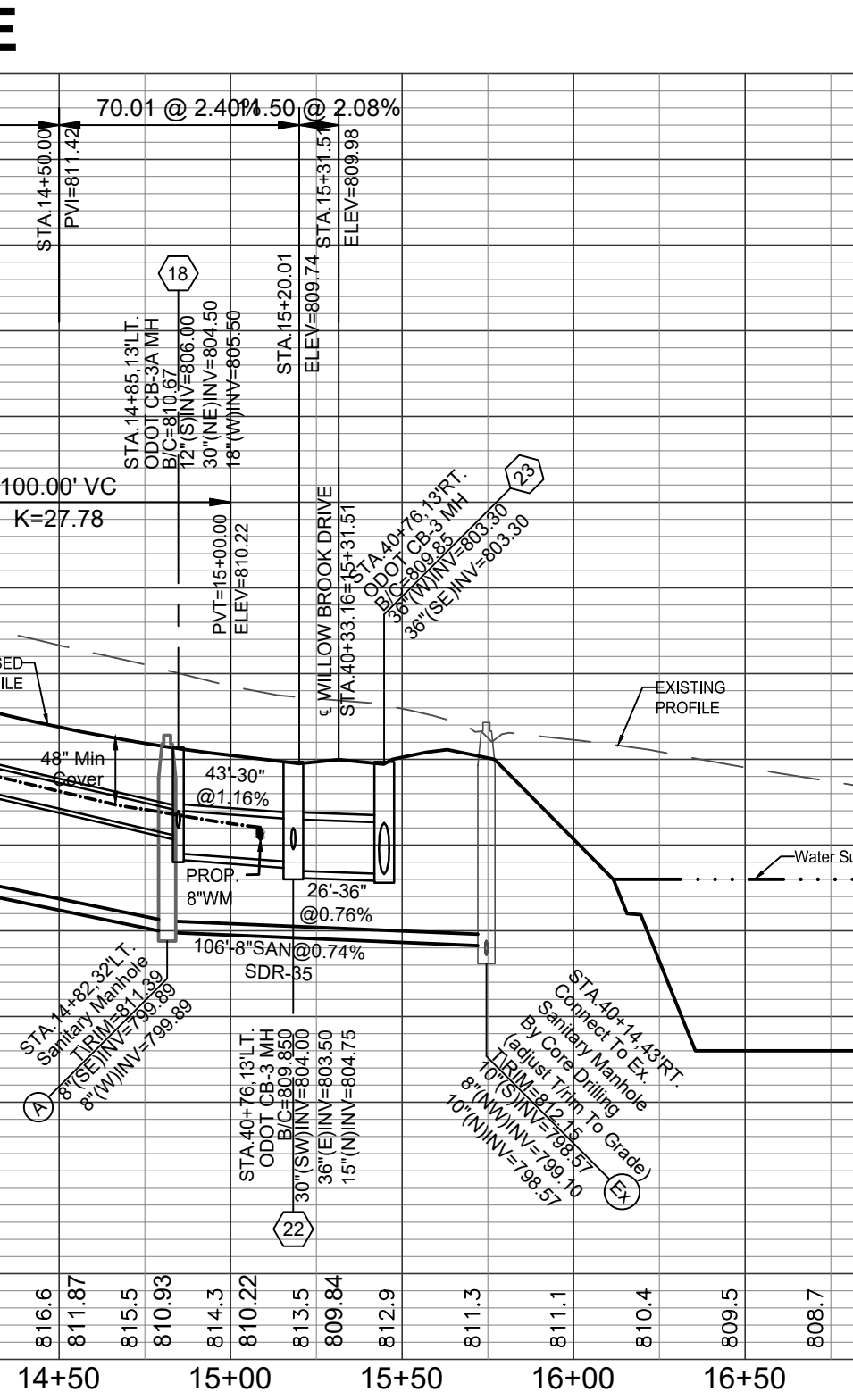
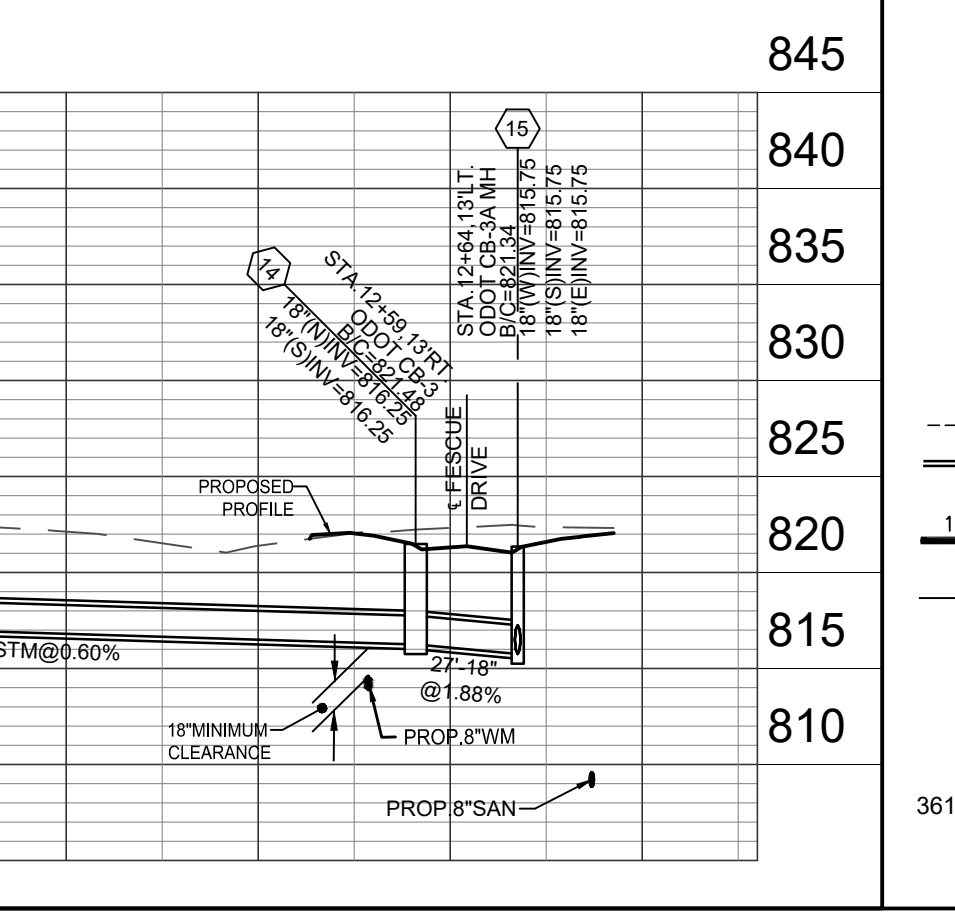
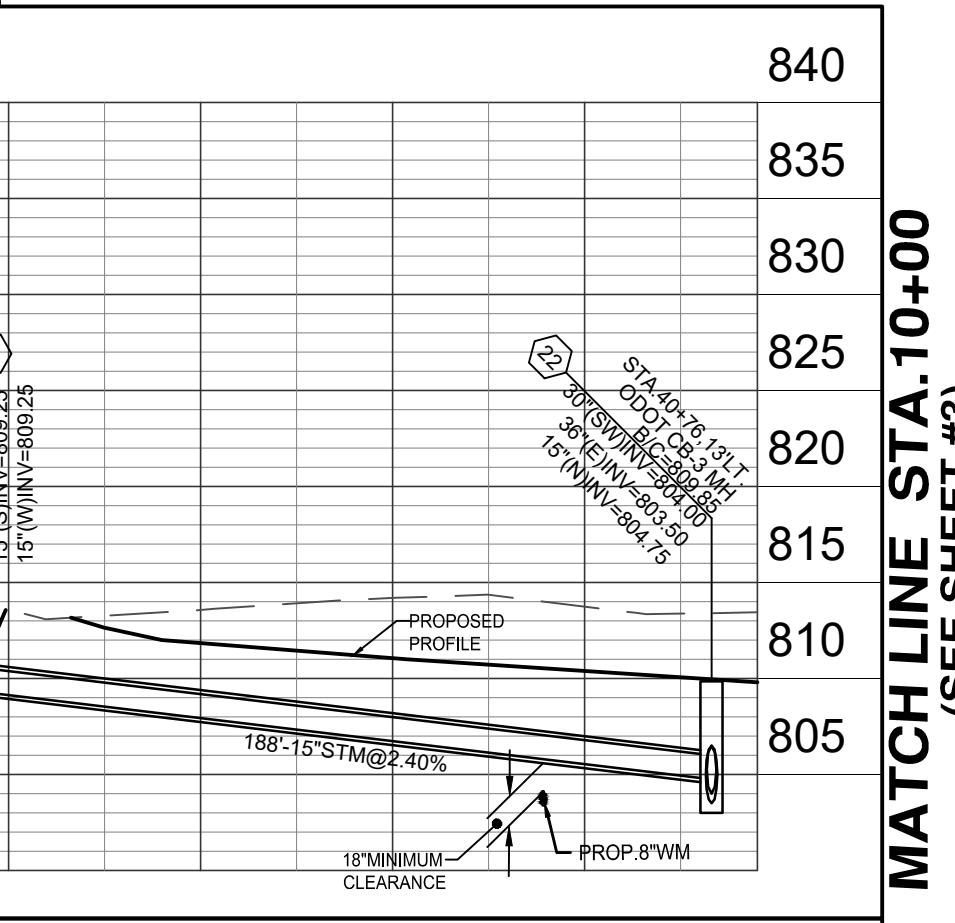
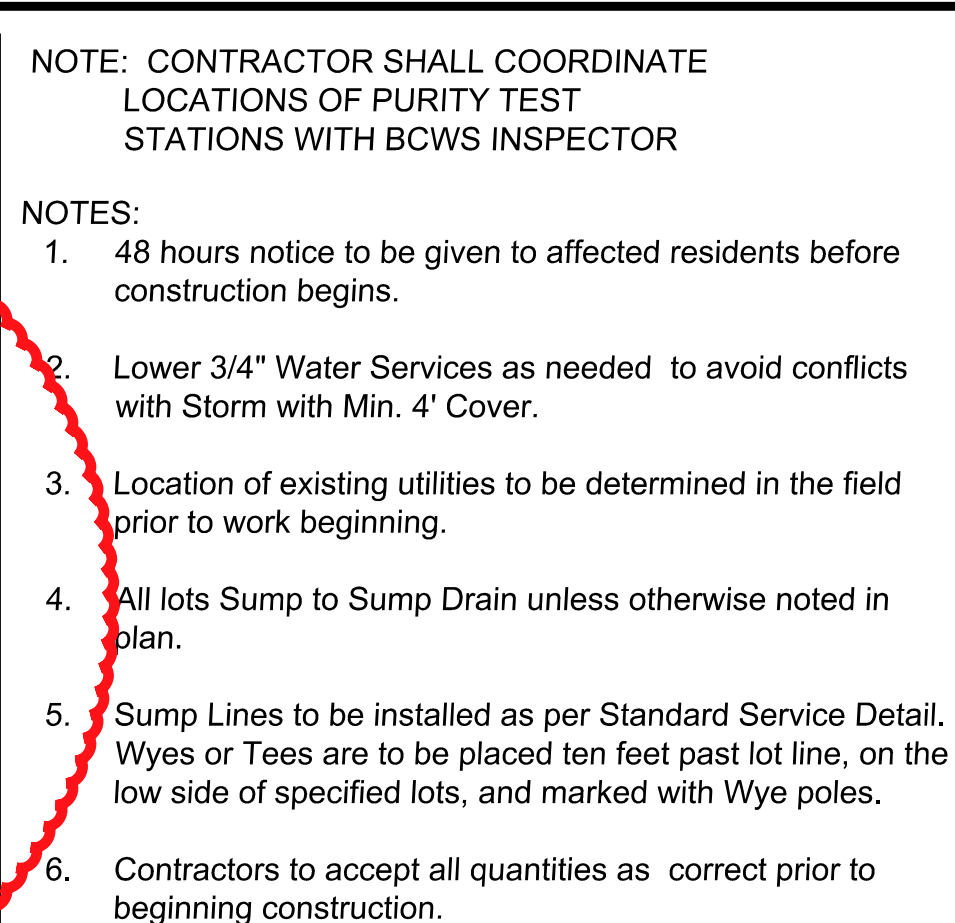
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ESTATES AT
WYNDS OF LIBERTY
SECTIONS ONE & TWO
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO
TITLE SHEET

bayer
becker
www.bayerbecker.com
6800 Tylersville Road, Suite A
Mason, OH 45040 - 513.339.6600

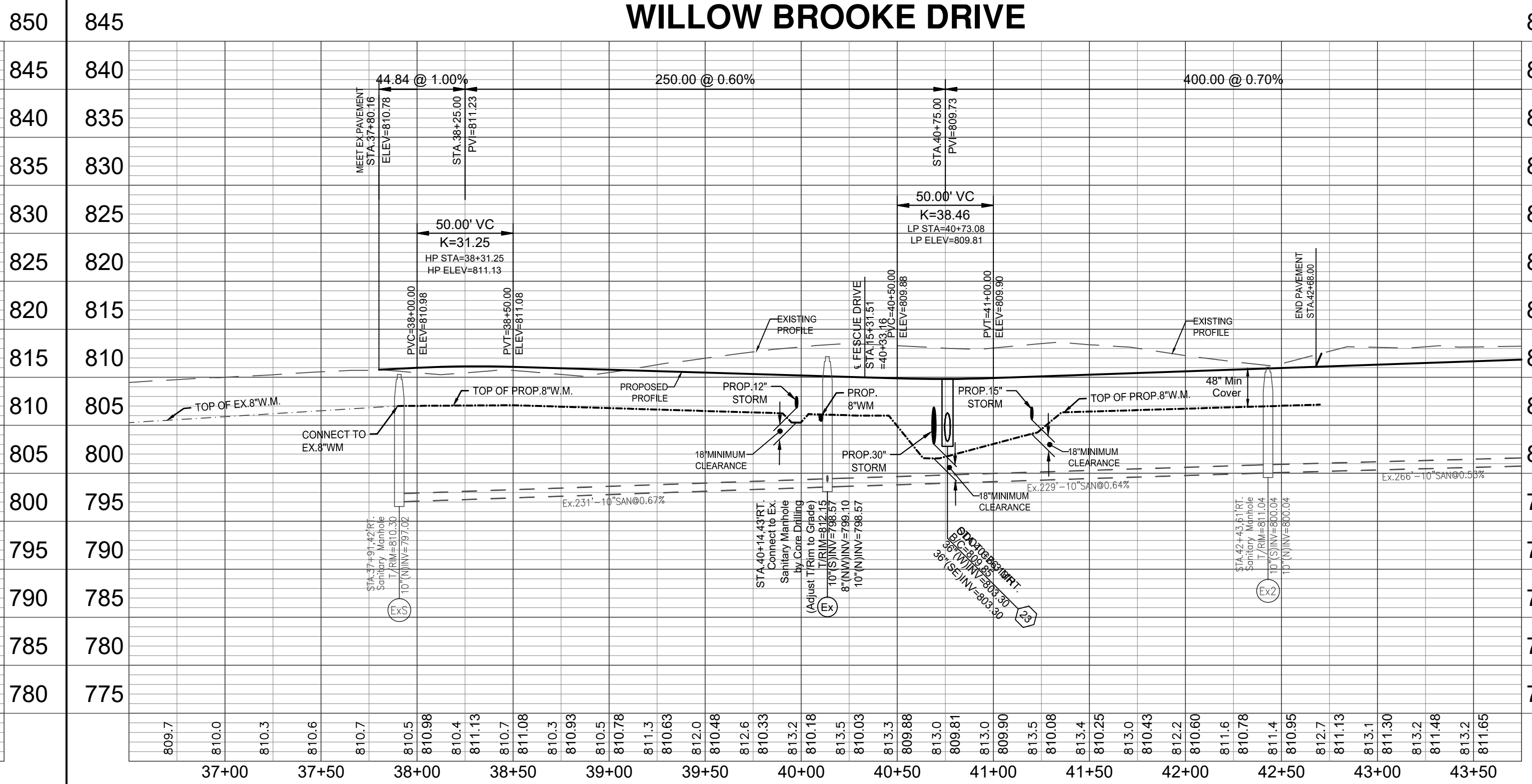
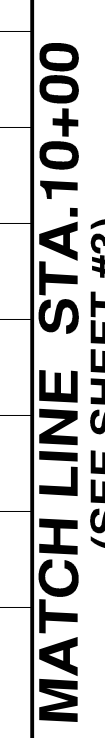
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Drawn by: TAC
Checked by: XXX
Issue Date: 6-29-22
Sheet:

1/12



NOTE:
LOTS 25 & 26 SHALL NOT HAVE DRIVEWAY
ACCESS TO PRINCETON-GLENDALE ROAD.

NOTE:
The three spans of existing 10" sanitary
main located within development
boundary shall be tested and inspected
before acceptance into County inventory.



- NOTES:
- 48 hours notice to be given to affected residents before construction begins.
 - Lower 3/4" Water Services as needed to avoid conflicts with Storm with Min. 4' Cover.
 - Location of existing utilities to be determined in the field prior to work beginning.
 - All lots Sump to Sump Drain unless otherwise noted in plan.
 - Sump Lines to be installed as per Standard Service Detail. Wyes or Tees are to be placed ten feet past lot line, on the low side of specified lots, and marked with Wye poles.
 - Contractors to accept all quantities as correct prior to beginning construction.

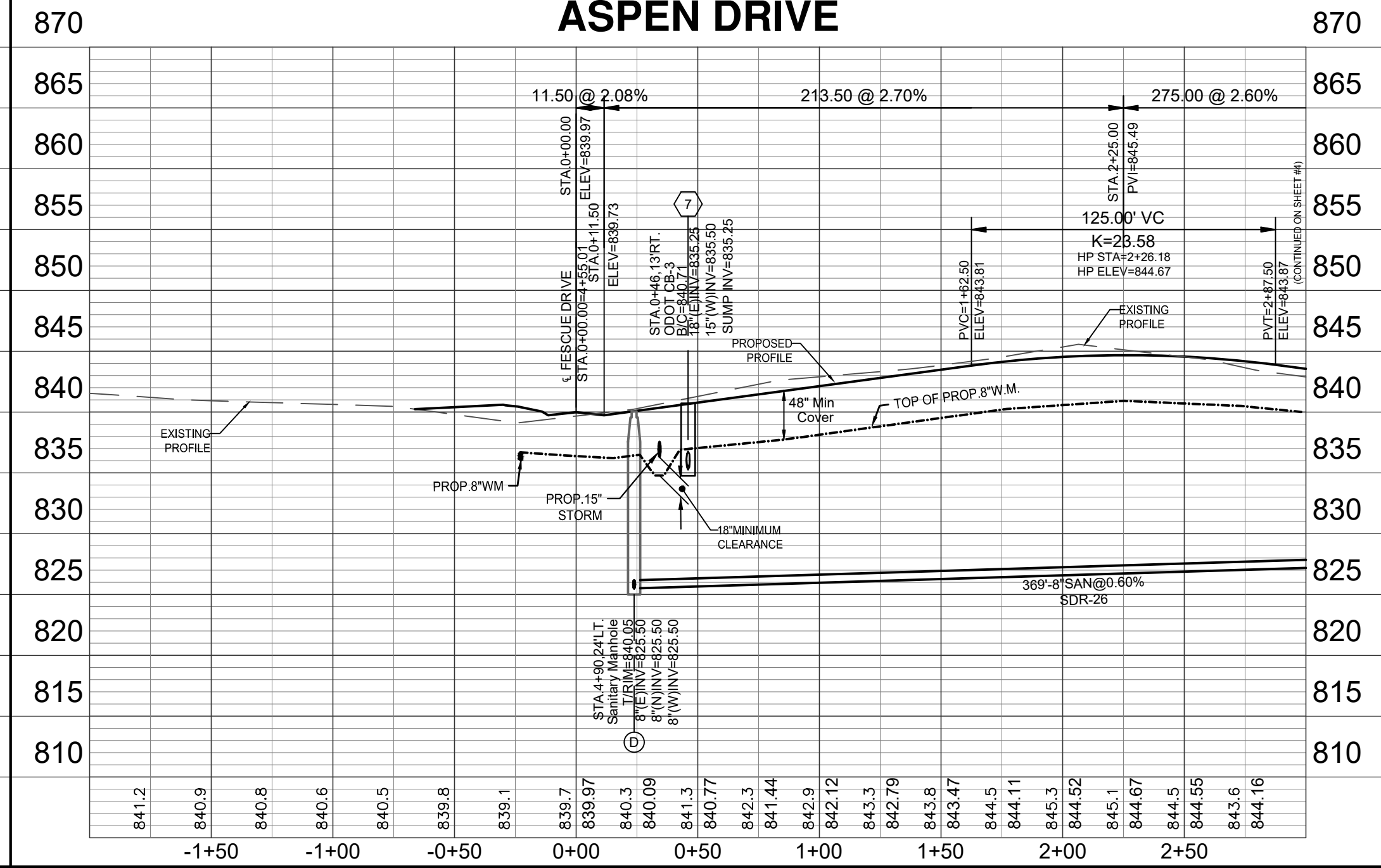
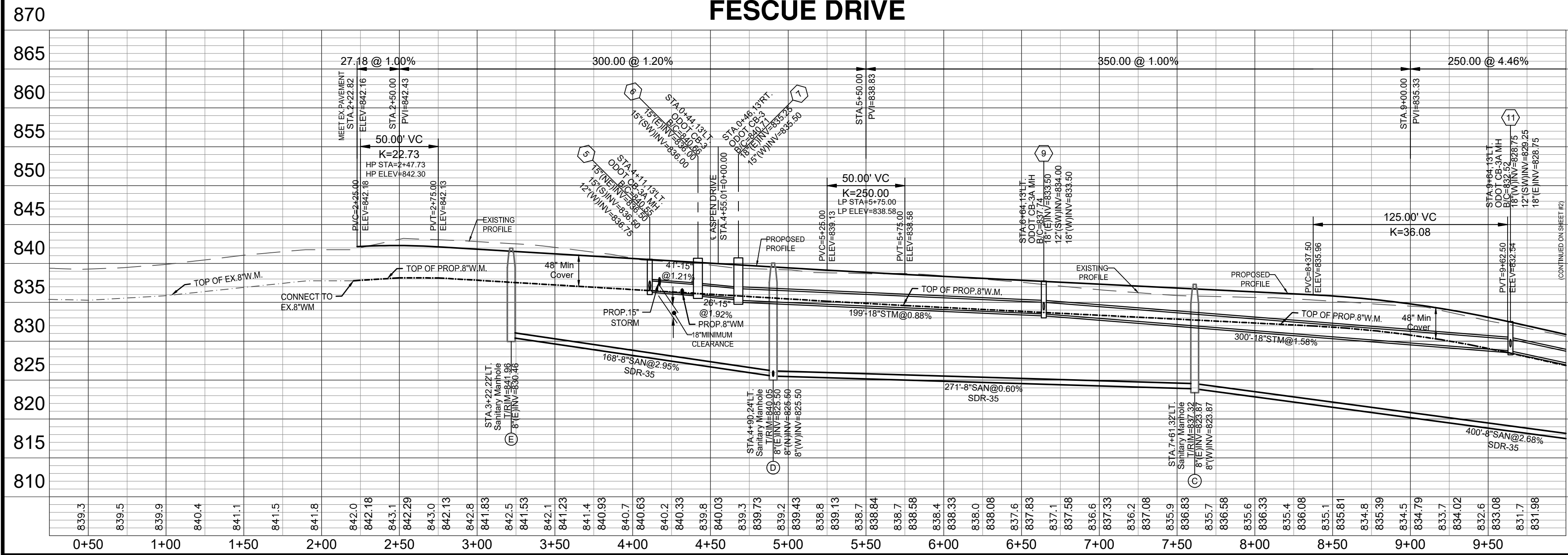
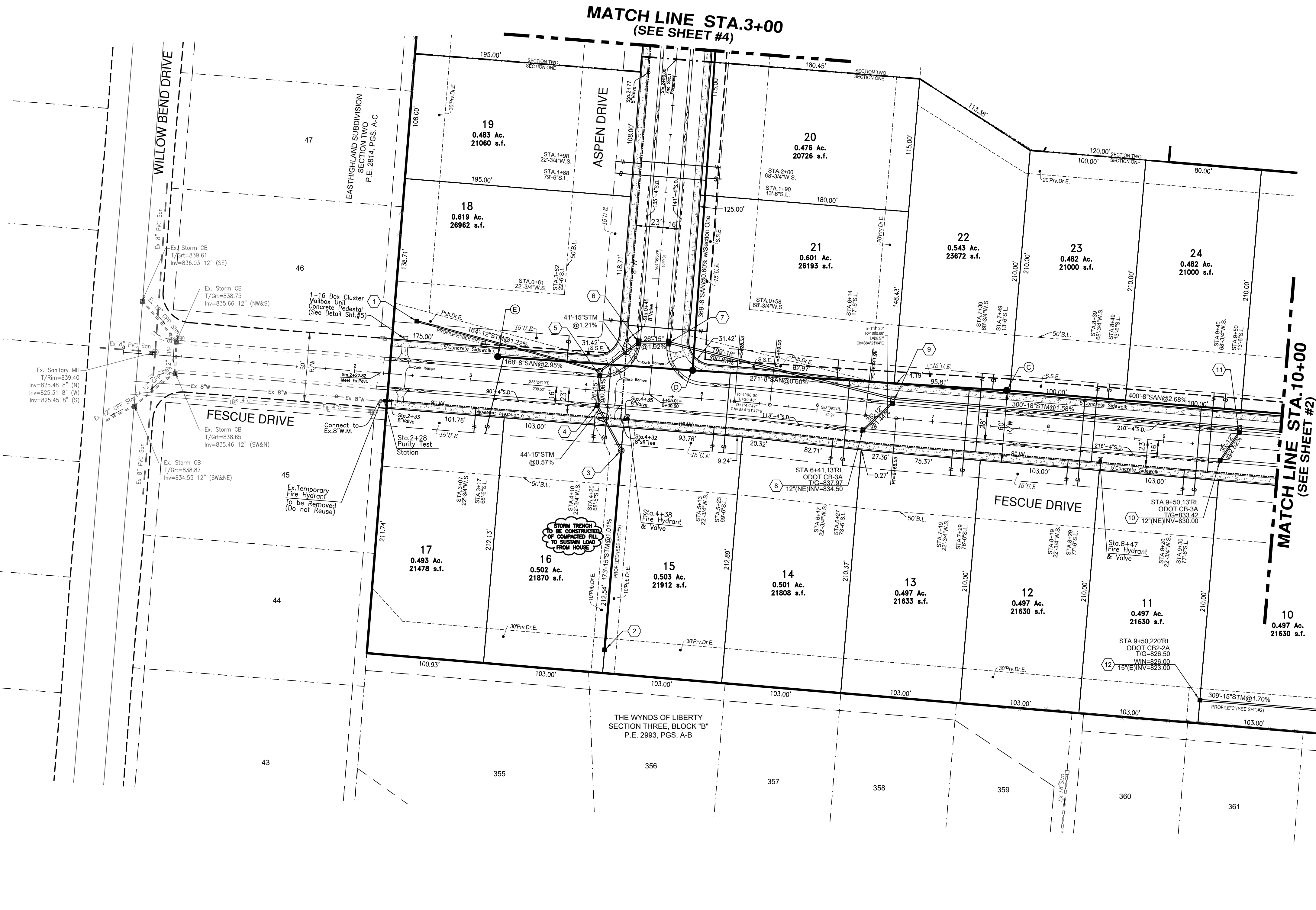
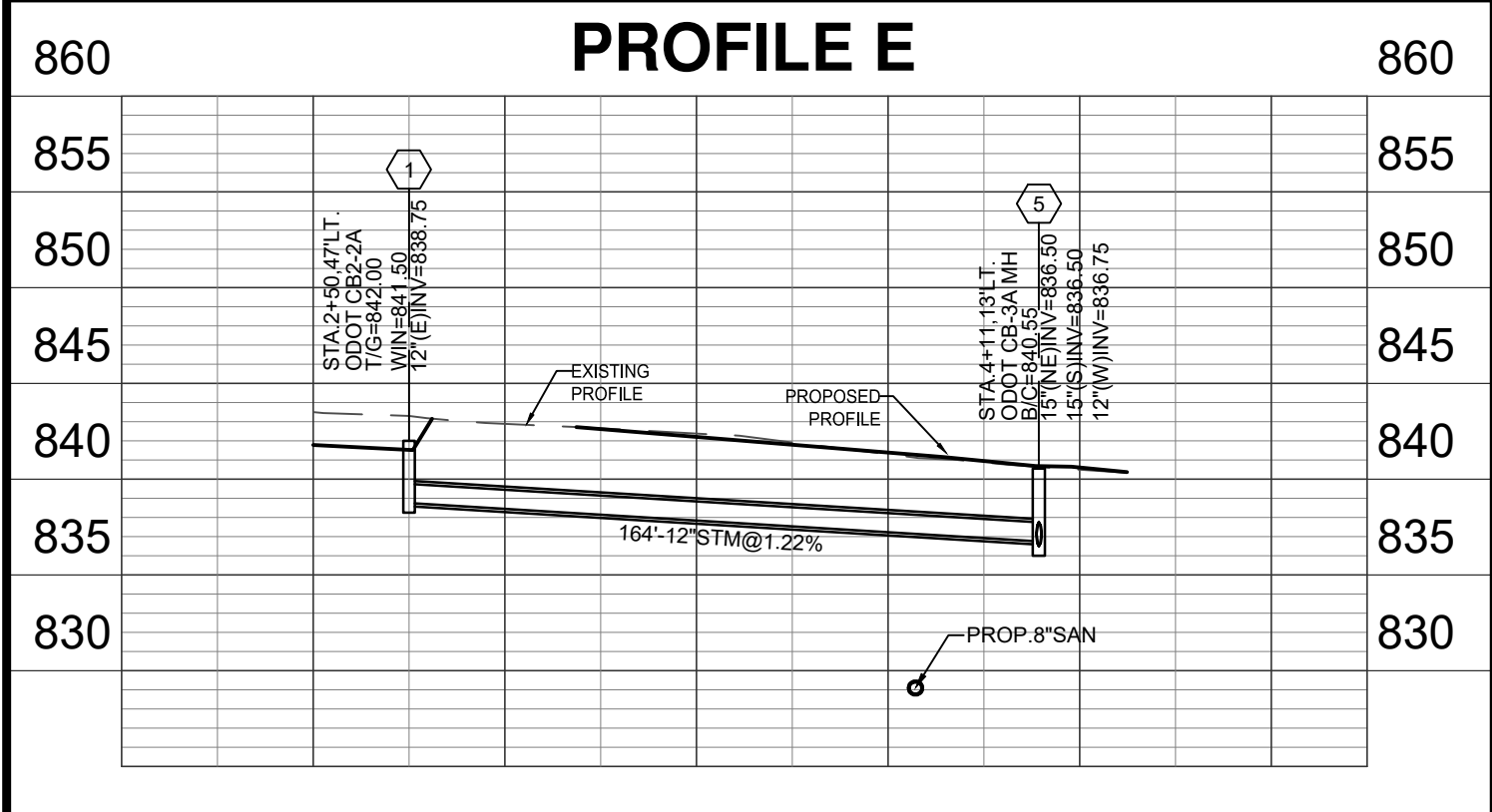
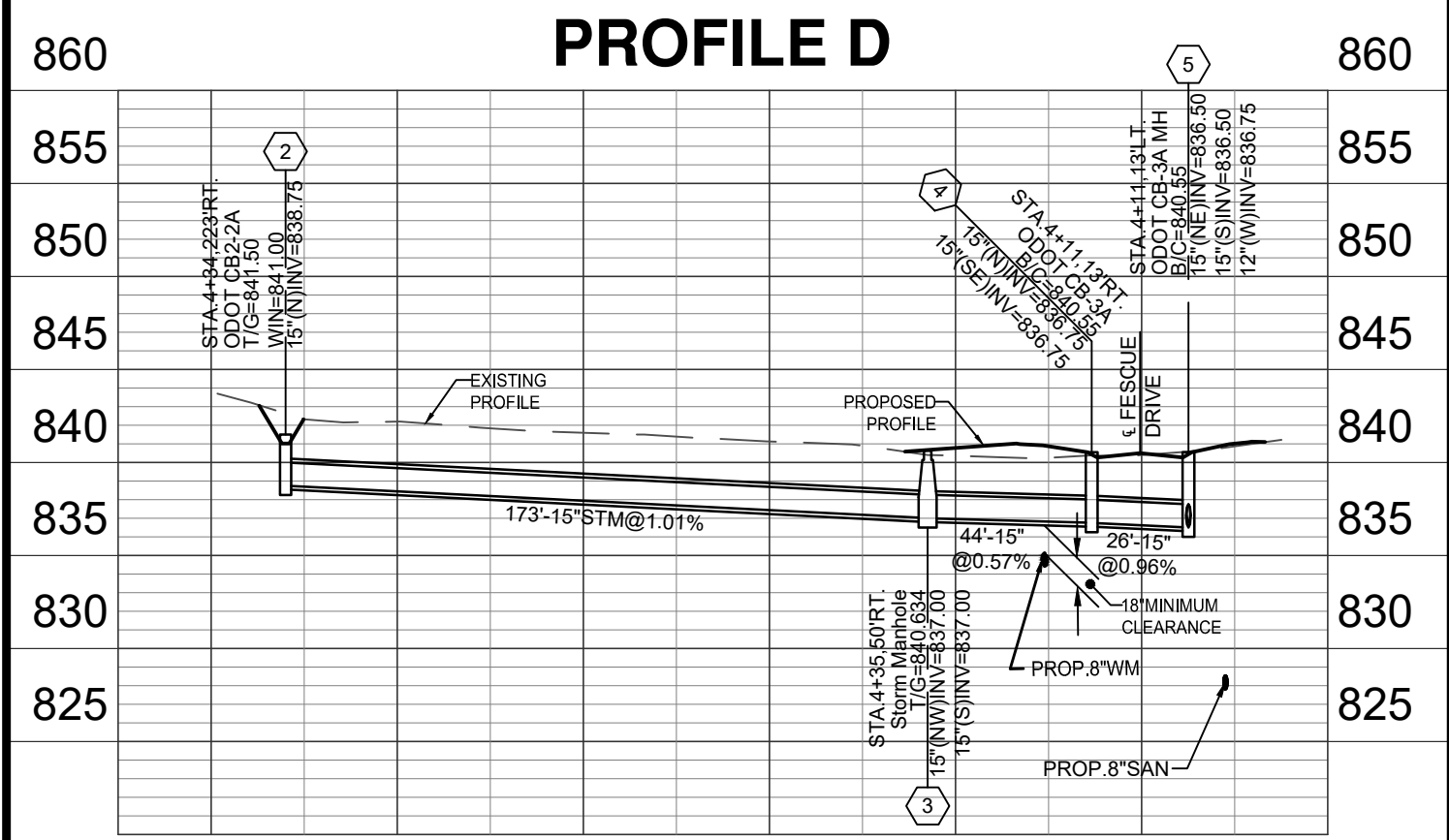
LOWER WATER MAIN UNDER STORM

NOTE: CONTRACTOR SHALL COORDINATE LOCATIONS OF PURITY TEST STATIONS WITH BCWS INSPECTOR

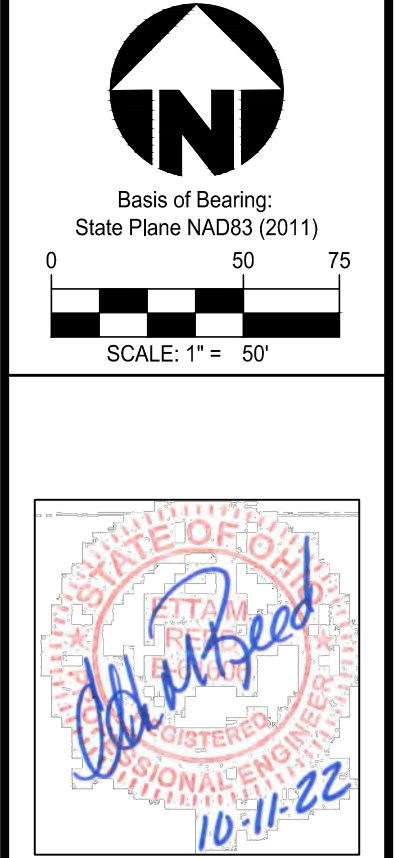
NOTE:
At Crossings, the water main shall have a minimum vertical distance of eighteen (18") inches from storm and sanitary sewers. Also, one full length of water main shall be located so the joints are as far from the storm and sanitary sewers as possible. Fittings, not joint deflection, must be used when water main is lowered at crossings.

WATER MAIN RESTRAINT JOINT LOCATION CHART

Water Main Dia.	Horizontal 45° Bends	Vertical 45° Bends Up (Lower Water Under...)	Vertical 45° Bends Down (Lower Water Under...)	Dead Ends (Permanent & Temporary)	Tees (for Tee Branch)
6"	18' both sides	18' both sides	36' both sides	72' Back	6" 8" 10"
8"	18' both sides	36' both sides	36' both sides	90' Back	54' 72' 90'
10"	36' both sides	36' both sides	54' both sides	117' Back	54' 72' 90'
12"	36' both sides	54' both sides	72' both sides	180' Back	36' 72' 90'
14"	54' both sides	54' both sides	90' both sides	198' Back	36' 72' 90'
16"	54' both sides	54' both sides	90' both sides	216' Back	36' 54' 90'



Plot time: Oct 20, 2022 - 1:56pm
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Item	Revision Description	Date	Drawn	Chk
1	Revised as per Developer & BCWS	7-28-22	TAC	
2	Revised as per BCEO	8-18-22	TAC	
3	Revised In House - Changed Storm Structure #11 to CB-3A(MH)	8-31-22	TAC	
4	Revised as per Block Breakdown	10-11-22	JMW	
5				
6				
7				
8				
9				

**ESTATES AT
WYNDS OF LIBERTY
SECTIONS ONE & TWO**
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OH



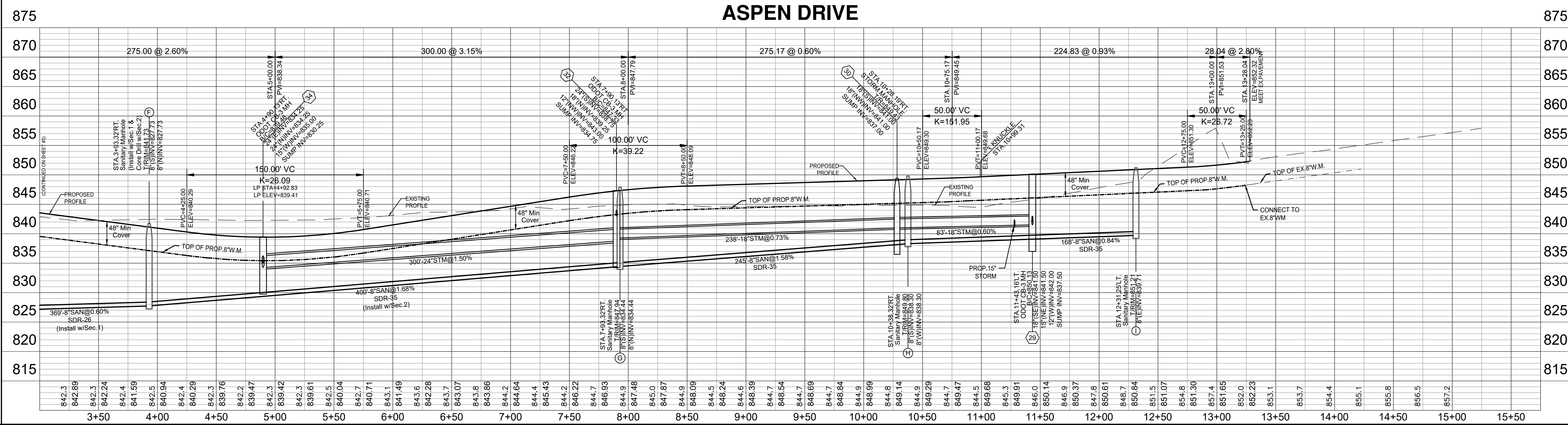
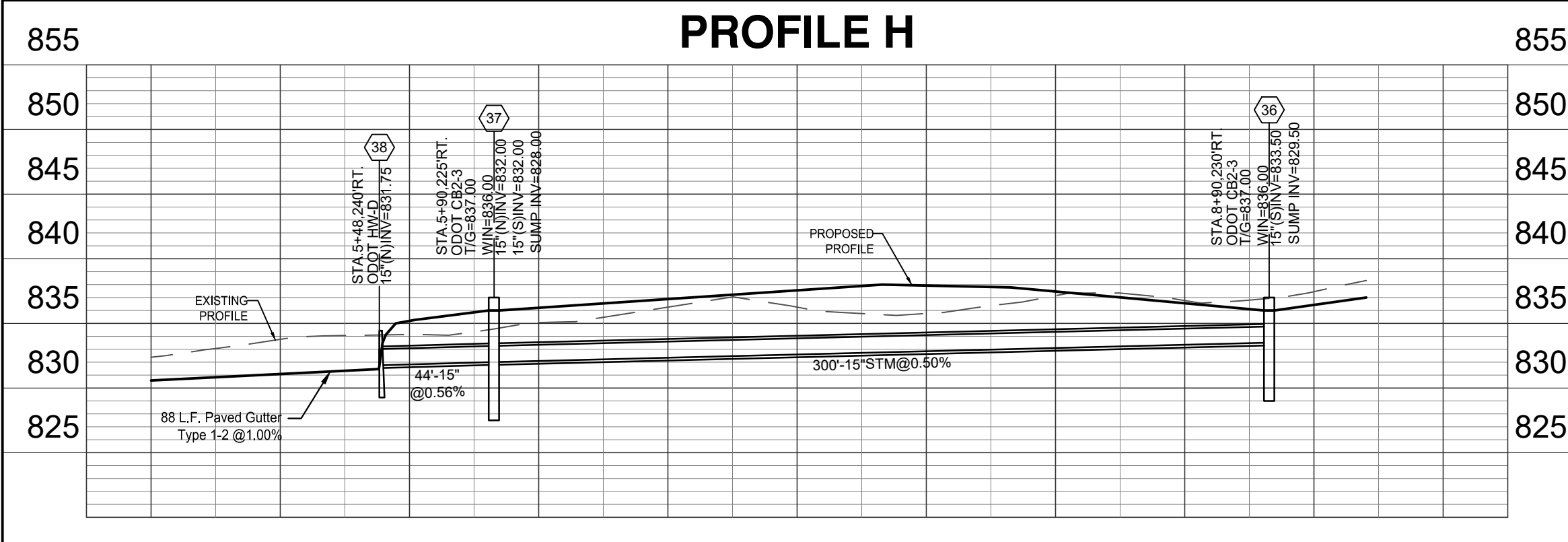
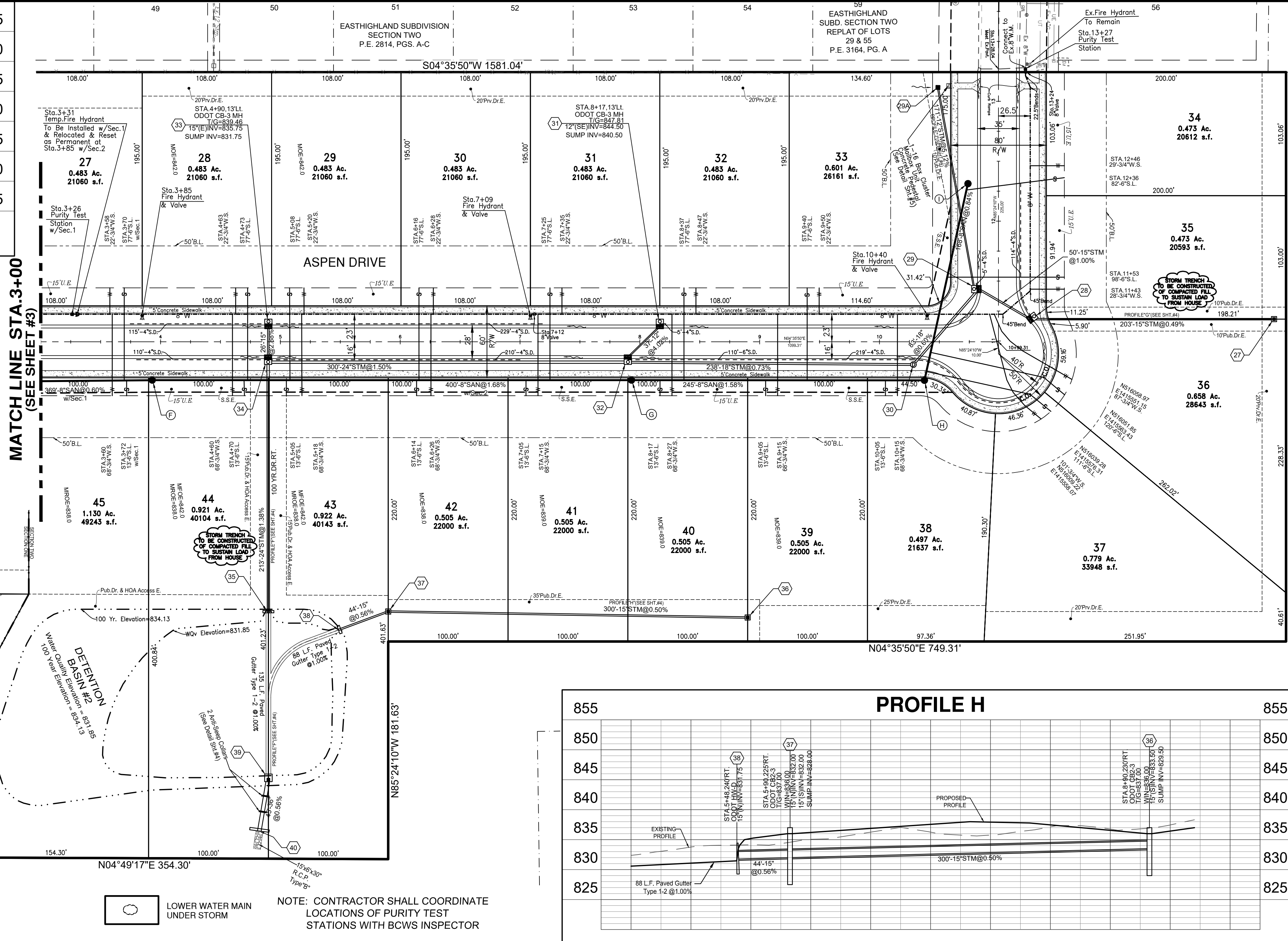
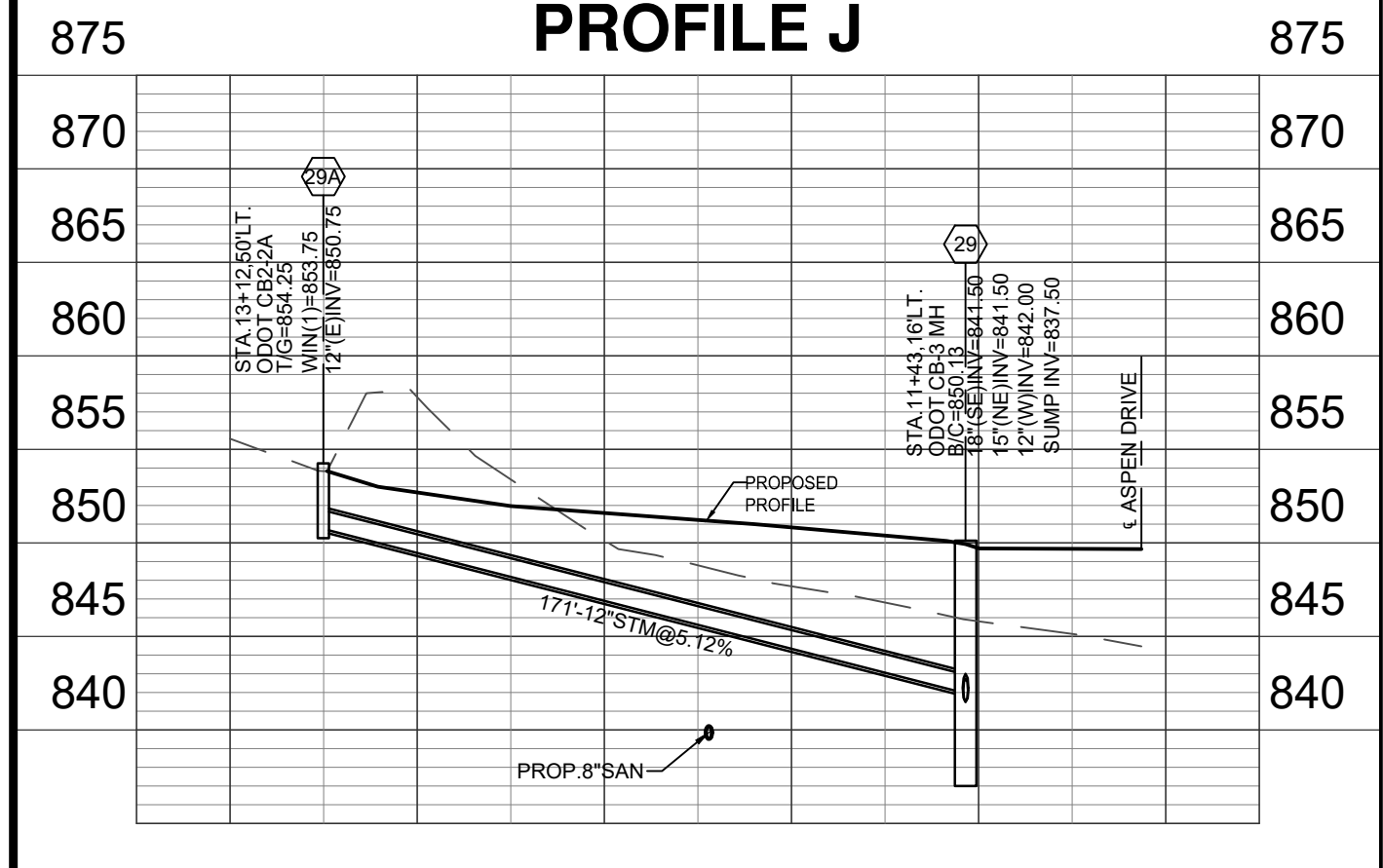
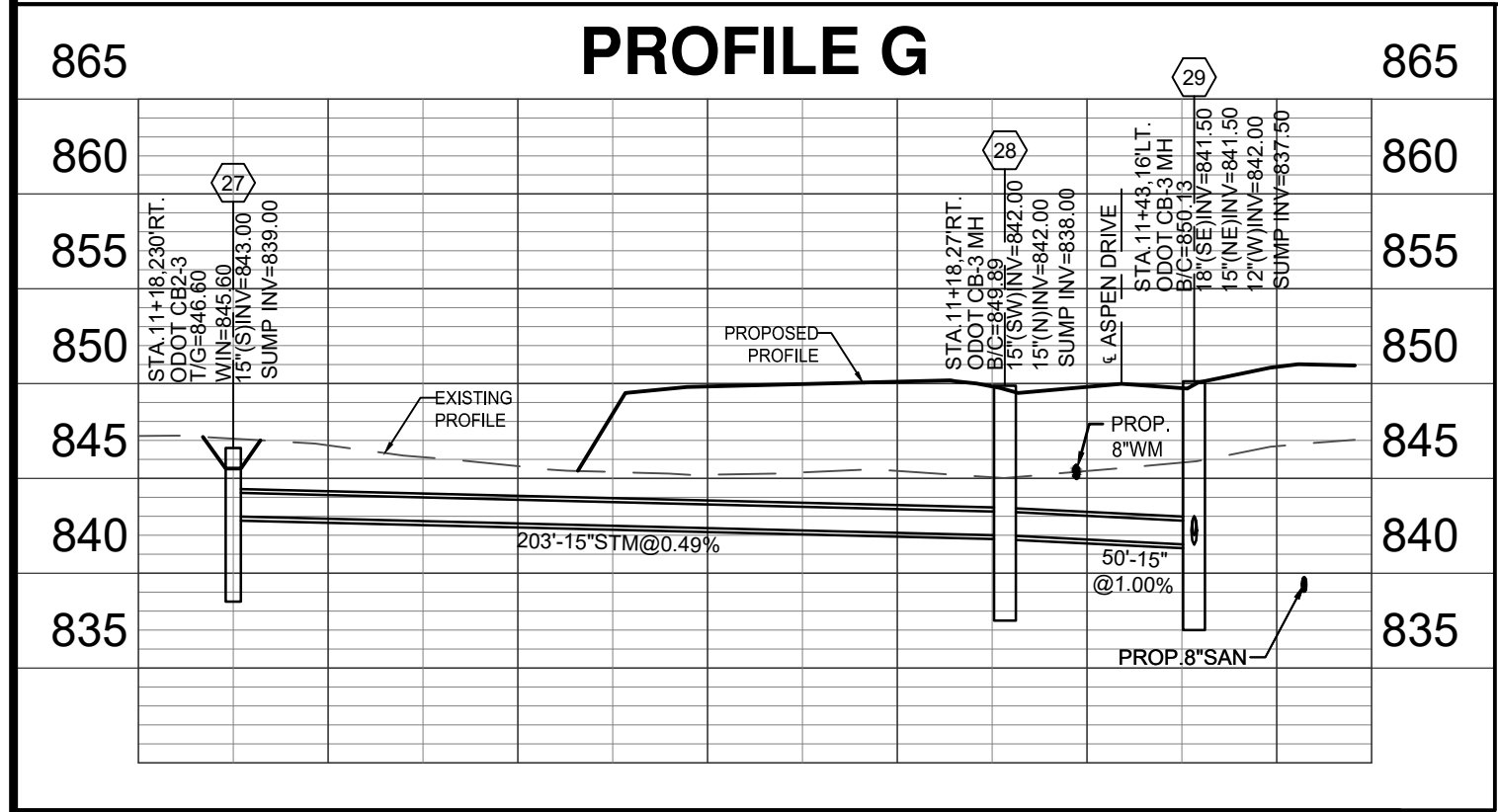
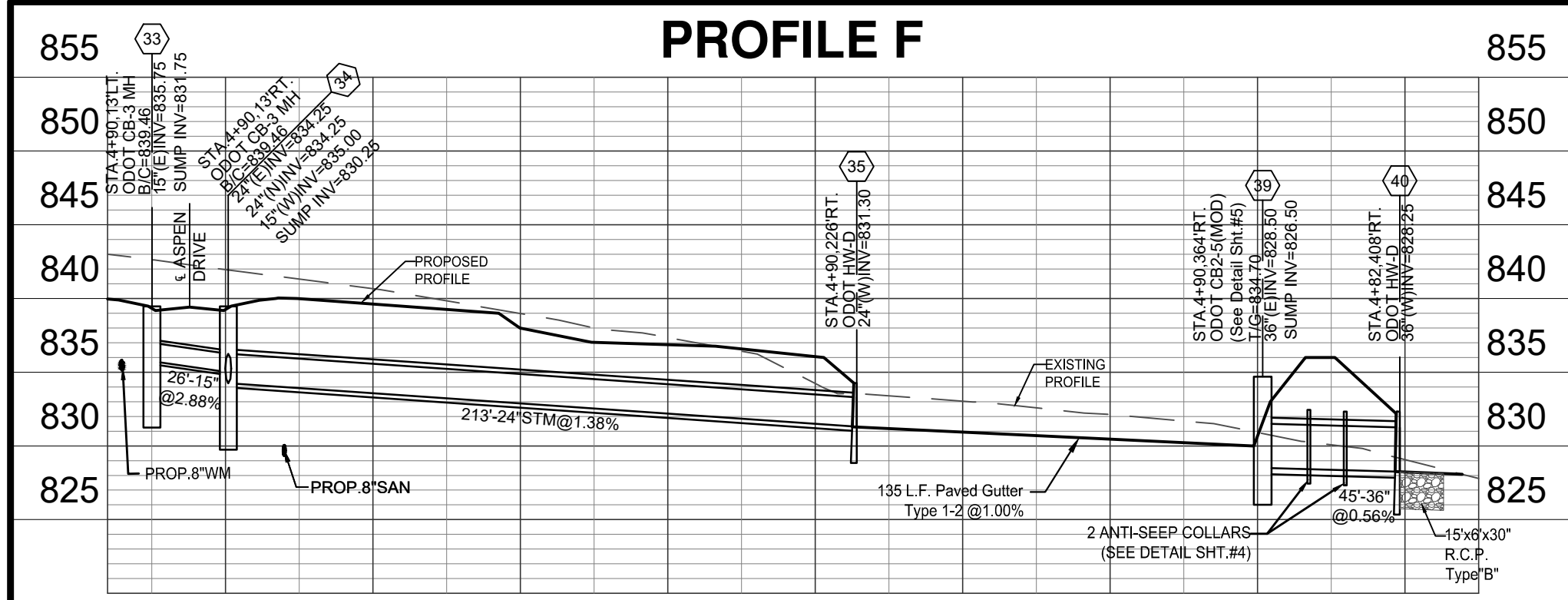
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Drawn by: TAC
Checked By:
Issue Date: 6-29-22

Sheet:
3/12

- NOTES:
- 48 hours notice to be given to affected residents before construction begins.
 - Lower 3/4" Water Services as needed to avoid conflicts with Storm with Min. 4" Cover.
 - Location of existing utilities to be determined in the field prior to work beginning.
 - All lots Sump to Sump Drain unless otherwise noted in plan.
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NOTE:
At Crossings, the water main shall have a minimum vertical distance of eighteen (18") inches from storm and sanitary sewers. Also, one full length of water main shall be located so the joints are as far from the storm and sanitary sewers as possible. Fittings, not joint deflection, must be used when water main is lowered at crossings.

WATER MAIN RESTRAINT JOINT LOCATION CHART					
Water Main Dia.	Horizontal 45° Bends	Vertical 45° Bends Up (Lower Water Under...)	Vertical 45° Bends Down (Lower Water Under...)	Dead Ends (Permanent & Temporary)	Tees (for Tee Branch)
6"	18" both sides	18" both sides	36" both sides	72" Back	54' 72'
8"	18" both sides	36" both sides	36" both sides	90" Back	54' 72'
10"	36" both sides	36" both sides	54" both sides	117" Back	54' 72' 90'
12"	36" both sides	54" both sides	72" both sides	180" Back	36' 72' 90'
14"	54" both sides	54" both sides	90" both sides	198" Back	36' 72' 90'
16"	54" both sides	54" both sides	90" both sides	216" Back	36' 54' 90'



Scale: 1" = 50'

DATE: 10-11-22

Item	Revision Description	Date	Drawn	Chk
1	Revised as per Developer & BCWS	7-28-22	TAC	
2	Revised as per BCWS	8-18-22	TAC	

ESTATES AT WYNDS OF LIBERTY SECTIONS ONE & TWO

SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OH

PLAN & PROFILE

bayer becker

www.bayerbecker.com
6900 Tyersville Road, Suite A
Mason, OH 45040 - 513.336.6600

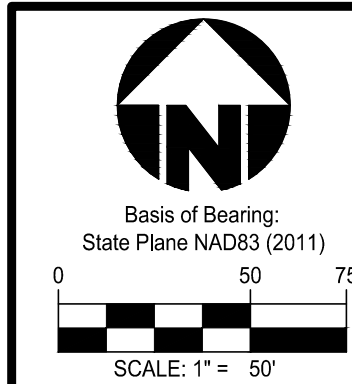
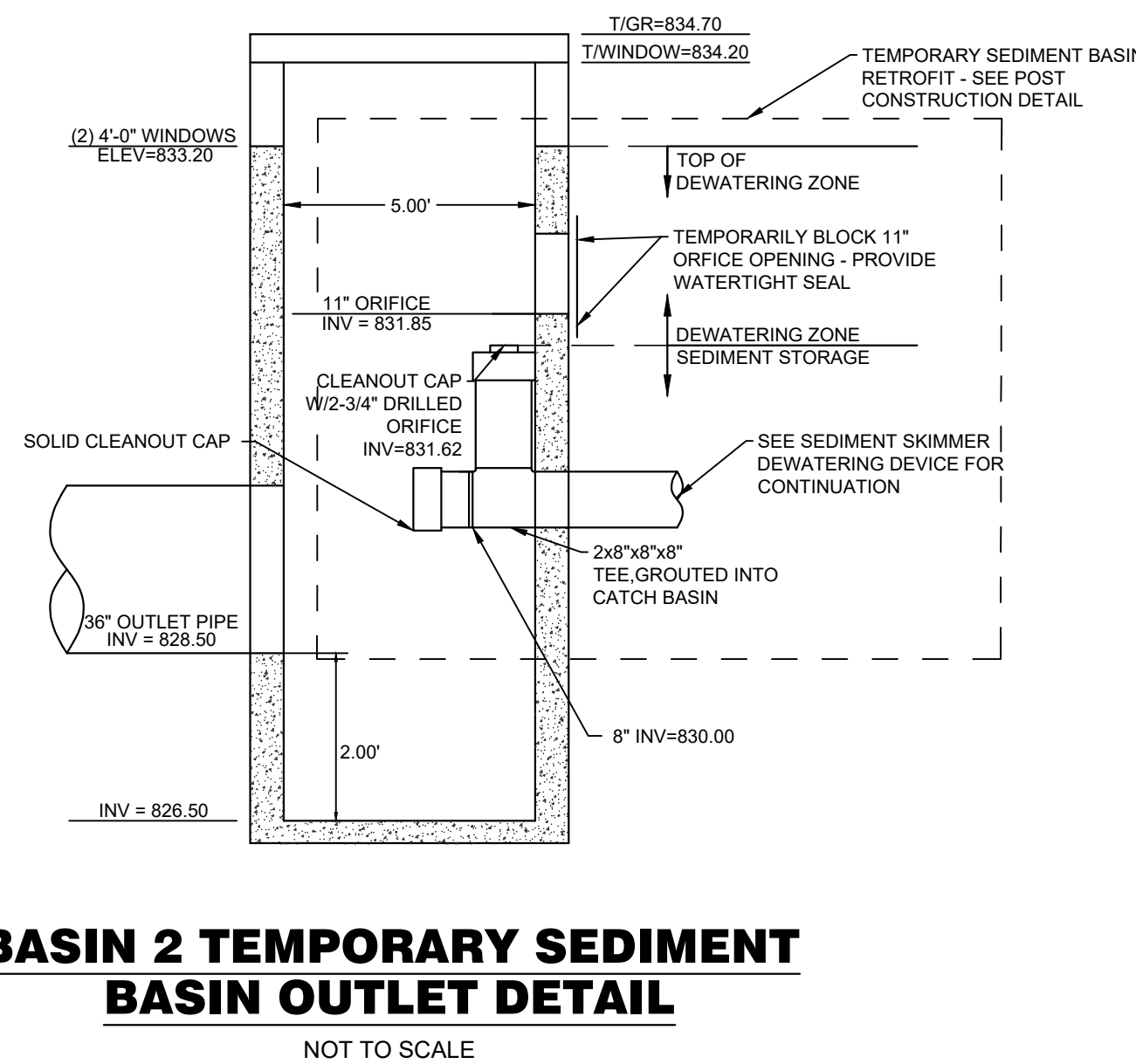
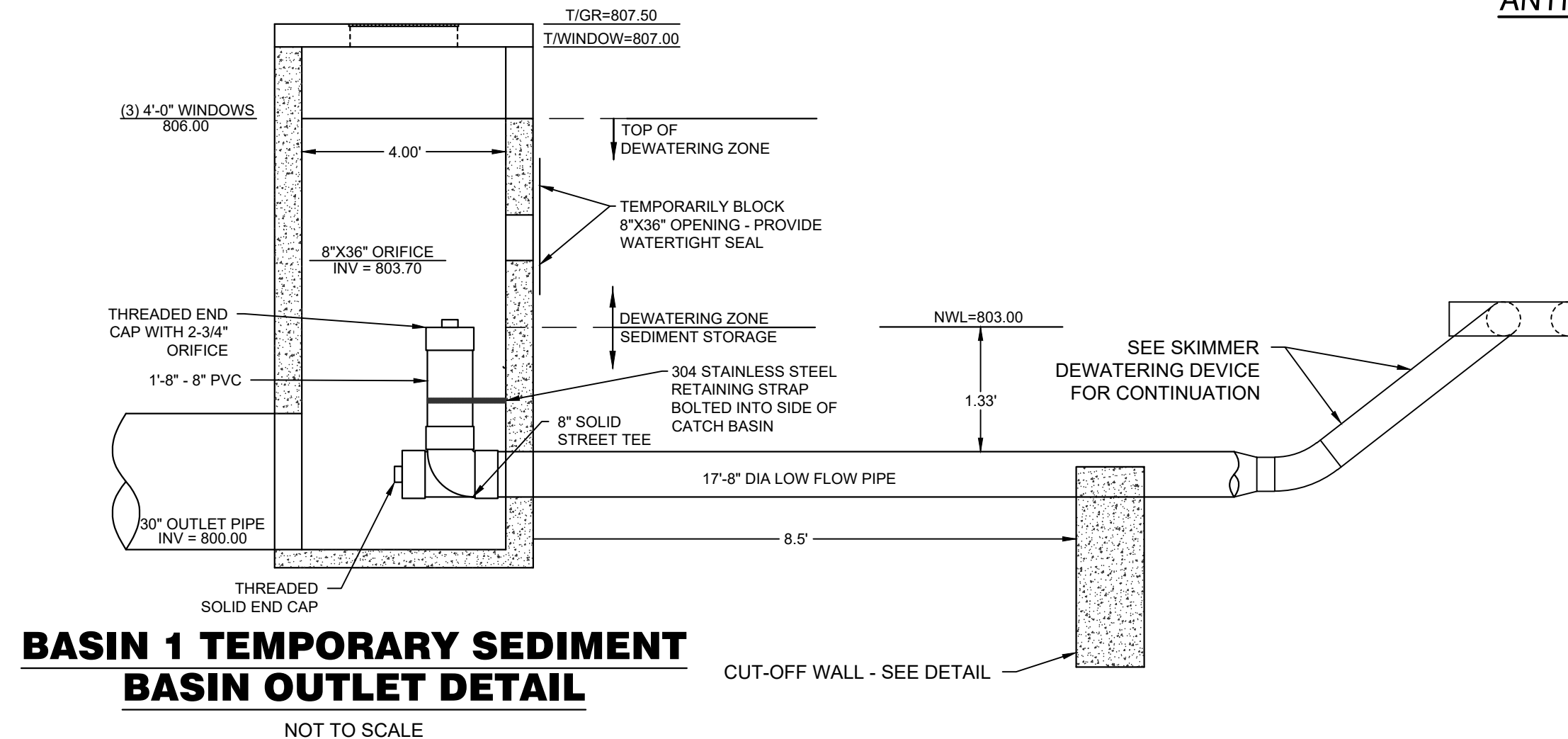
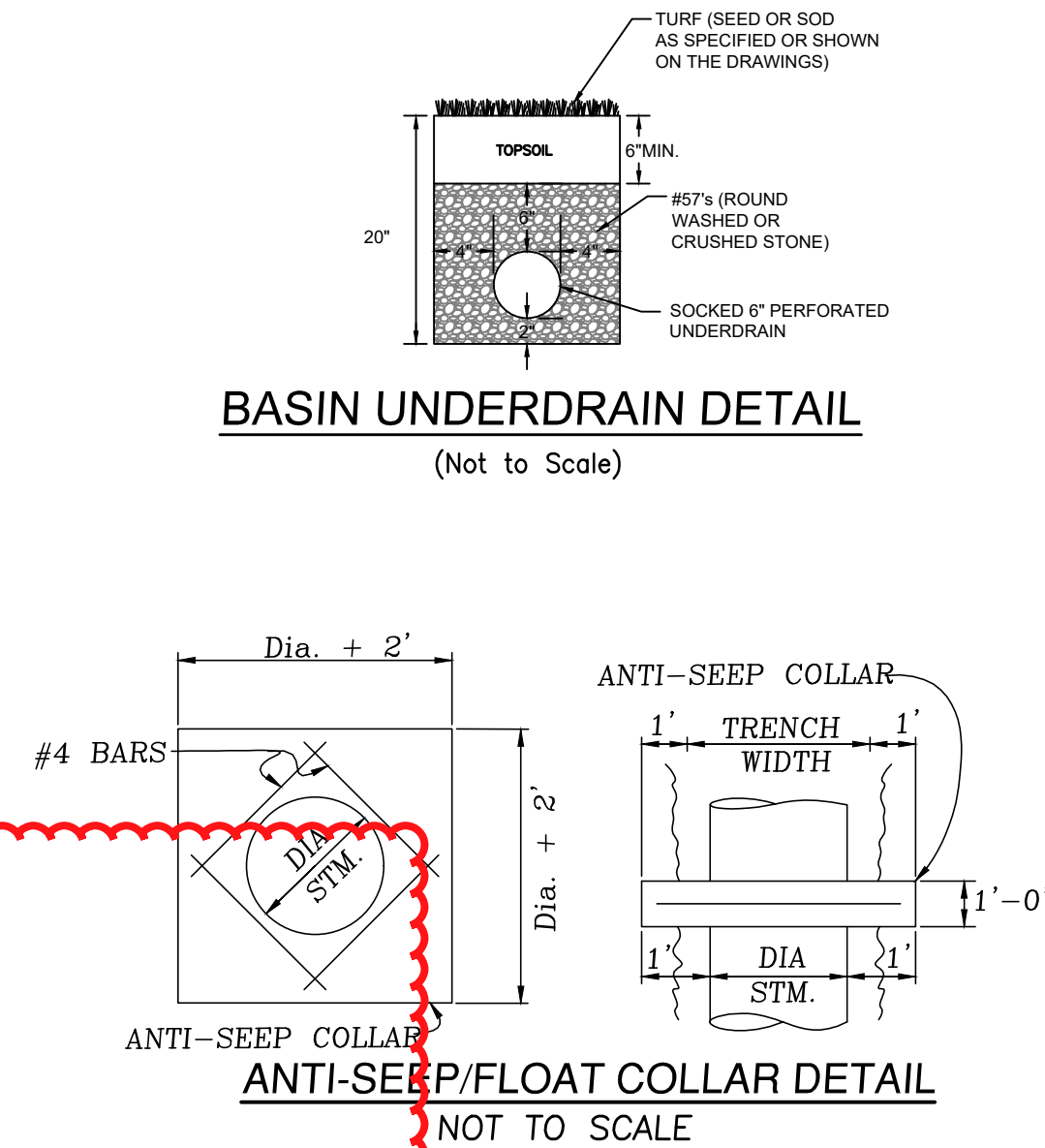
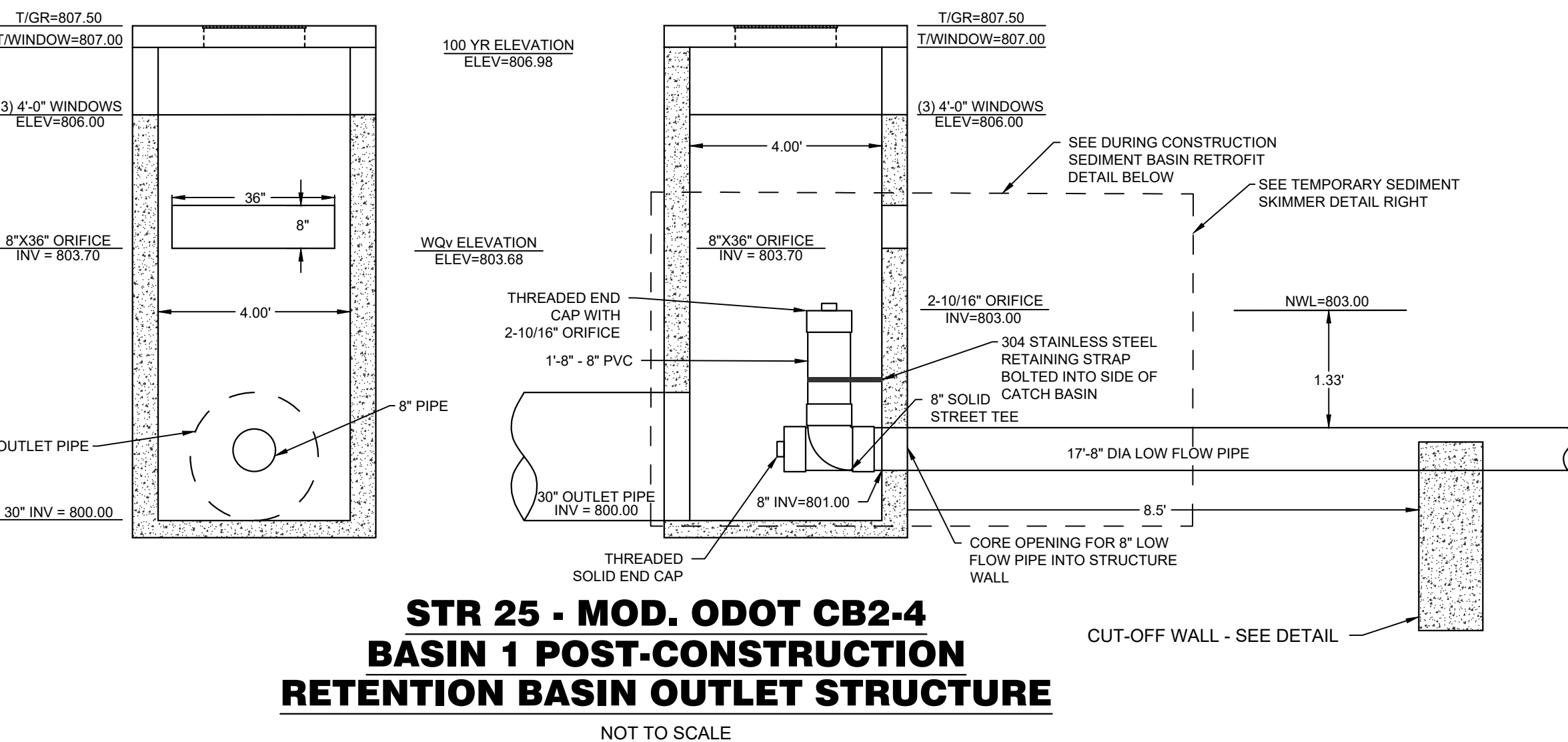
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Drawn by: TAC

Checked by:

Issue Date: 6-29-22

Sheet: **4/12**



Item	Revision Description	Date	Dwnl:	Chk:
1	Revised as per BCEO	8-19-22	TAC	
2	Revised outlet pipe size to 30" & Adjusted 100 Year Elevation on Basin #1	10-25-22	TAC	
3				
4				
5				
6				
7				
8				

**ESTATES AT
WYNDS OF LIBERTY
SECTIONS ONE & TWO**
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OH

**bayer
becker**

www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawing: 21-0210

Checked By:	TA
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Issue Date: 6-29-

Sheet: **1/1**

5/12



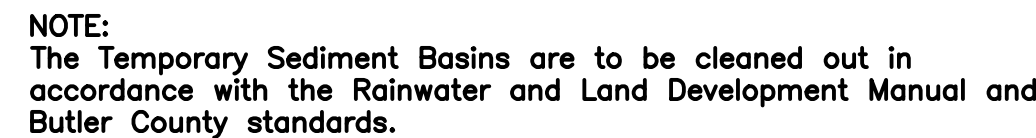
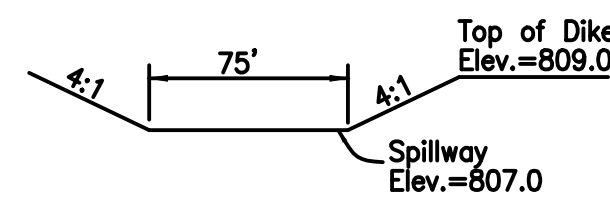
PROFILE I

PROFILE K



 SEEDING AND MULCHING
 SODDING
 PRESERVE EXISTING VEGETATION
 STRAW BALE
 SILT FENCE OR MULCH BERM
 SOIL PILES
 TEMPORARY STREAM CROSSING
 GRAVEL CURB INLET SEDIMENT FILTER
 GEOTEXTILE INLET SEDIMENT FILTER
 GABIONS
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 DANDY BAG/BEAVER DAM® OR EQUAL
 CONSTRUCTION ENTRANCE
 CONCRETE WASHOUT AREA
 SEE SOIL EROSION & SEDIMENTATION CONTROL DETAIL SHEET
 (Page #12.)

SEE SOIL EROSION & SEDIMENTATION CONTROL DETAIL SHEET
(Page #12)



- ## GRADING NOTES

1. LOCATION OF EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT PRIOR TO BIDDING THE PROJECT.
3. CONTRACTORS SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE BUTLER COUNTY STORM WATER DISTRICT/BCEO, DEVELOPER, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR, AND SITE CIVIL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL ASSUME THE TOP 8" OF EXISTING GROUND IS TOPSOIL. TOPSOIL REMOVED TO DEPTHS GREATER THAN 8" SHALL BE DONE ONLY AFTER CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER AND APPROVAL OF THE DEVELOPER.
5. ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER AS DESCRIBED IN THE GEOTECHNICAL EXPLORATION REPORT AND ALL ADDENDUMS.
6. CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES PRIOR TO AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY DEVELOPER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK QUANTITIES.
7. THE AREAS LABELED DENSE VEGETATION ARE WHERE THE EXISTING GROUND WAS OBSCURED FROM VIEW BY EXISTING VEGETATION. THE EXISTING CONTOURS SHOWN IN THIS AREA MAY VARY.



THE WYNDYS OF LIBERTY
SECTION THREE, BLOCK "B"
P.E. 2993, PGS. A-B

RdA (D)

[illegible]

**ESTATES AT
WYNDS OF LIBERTY
SECTIONS ONE & TWO**
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OH

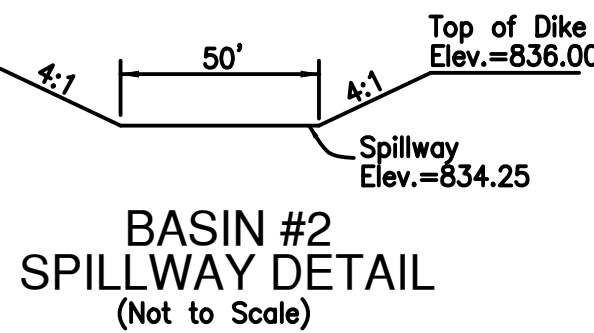
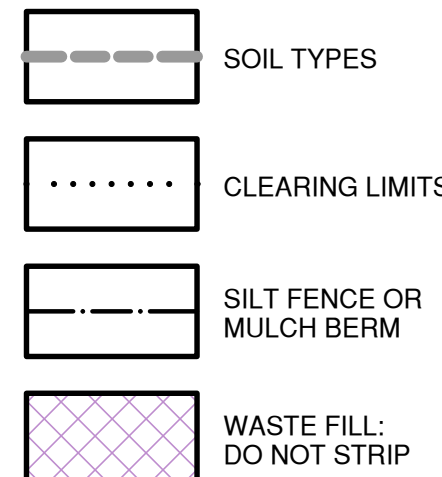
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Drawing:	21-0210 CD
Drawn by:	TAC
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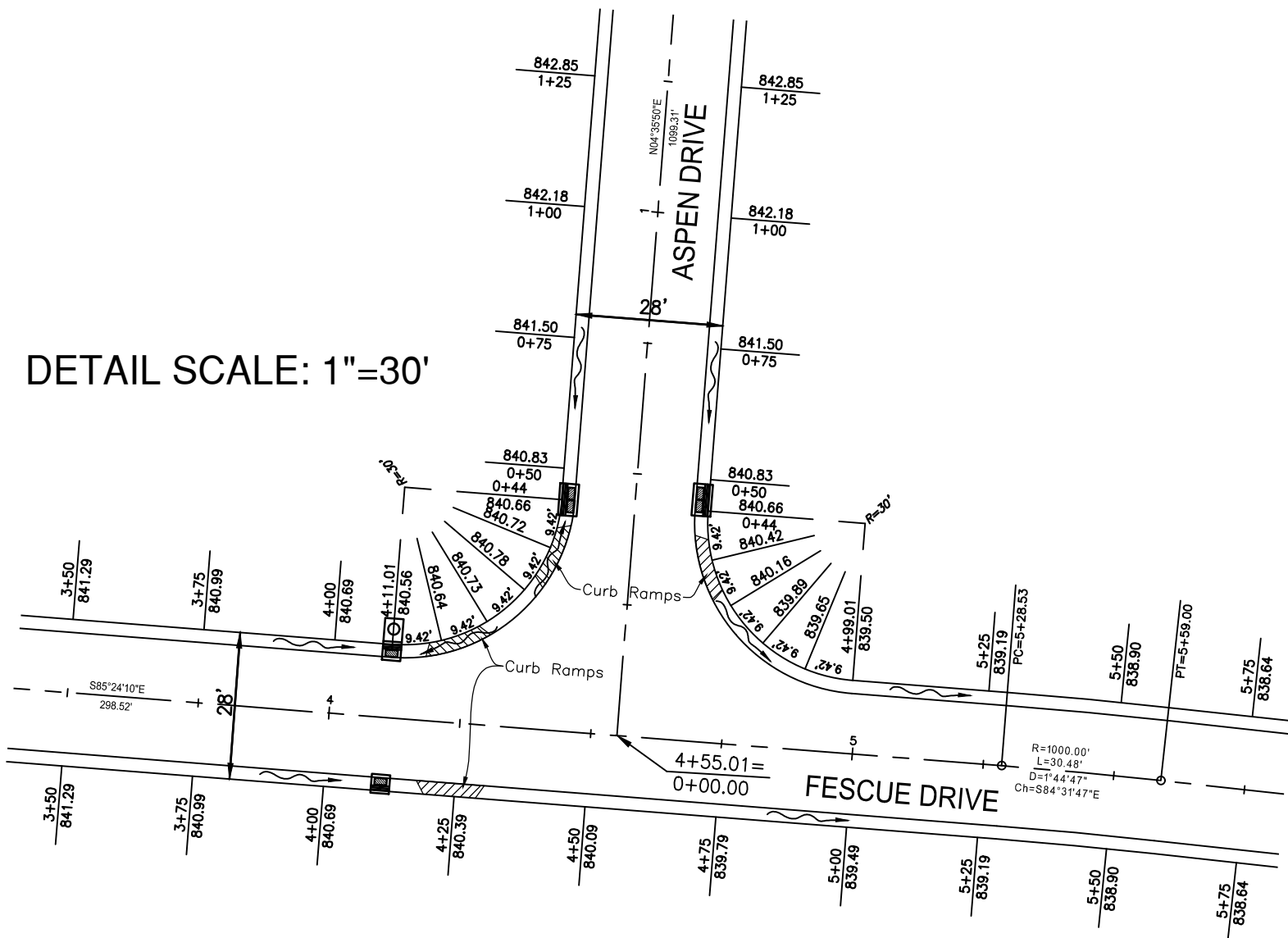
6/12

EROSION CONTROL NOTES

- SEEDING AND MULCHING
- SODDING
- PRESERVE EXISTING VEGETATION
- STRAW BALE
- SILT FENCE OR MULCH BERM
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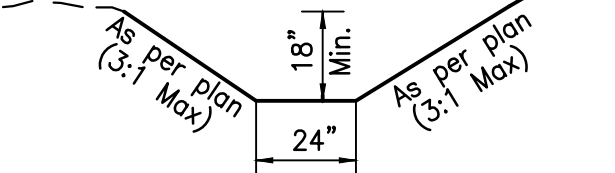
DETAIL SCALE: 1"=30'



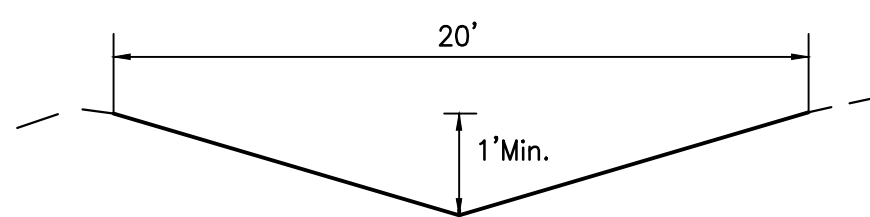
NOTES:

- Regular inspection and maintenance will be provided for all erosion and sediment control practices. Permanent records of maintenance and inspections must be kept throughout the construction period. Inspections must be made a minimum of once every seven (7) days and immediately after storm events greater than 0.5 inches of rain in a 24 hour period. Provided will be name of inspector, major observations, date of inspection and corrective measures taken.
- All erosion and sediment control practices must conform to the specifications of Rainwater and Land Development, Ohio's standards for storm water management, land development and urban stream protection.
- Perimeter Sedimentation control and basins/traps shall be implemented as the first step of grading and within seven (7) days of initial grubbing or grading and shall continue to function until upland areas are stabilized.
- Disturbed areas which will remain unworked for a period of fourteen (14) days or more, shall be stabilized with seeding and mulching or other approved means within seven (7) days. All disturbed areas within fifty (50) feet of an intermittent or solid blue line stream shall be stabilized within two (2) days. All areas of a site which are at final grade shall be stabilized with seeding and mulching or other approved means within seven (7) days.
- Quantities for Erosion Control may vary between detailed plans and field conditions during construction. Plan quantities are a minimum; more erosion control may be necessary due to environmental conditions.
- Sedimentation control and ditch swales are subject to change upon completion of entire set of construction drawings.
- No solid or liquid waste shall be discharged into storm water runoff.
- Home builders are responsible for erosion control on each individual lot.
- Contractors to accept all quantities as correct prior to beginning construction.

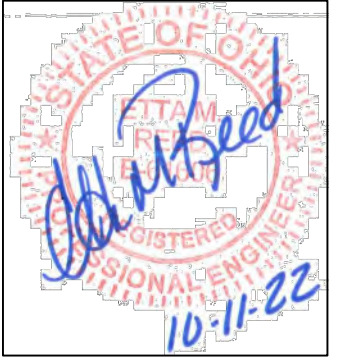
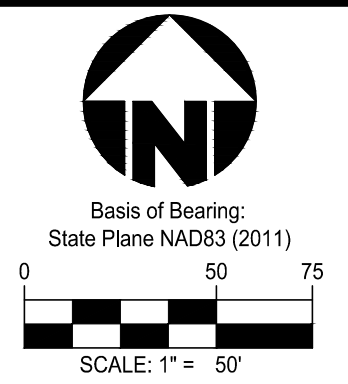
Note: All ditches constructed by the Developer shall be sodded or hydra-seeded.



TYPICAL DITCH SECTION



TYPICAL DRAINAGE ROUTE SECTION



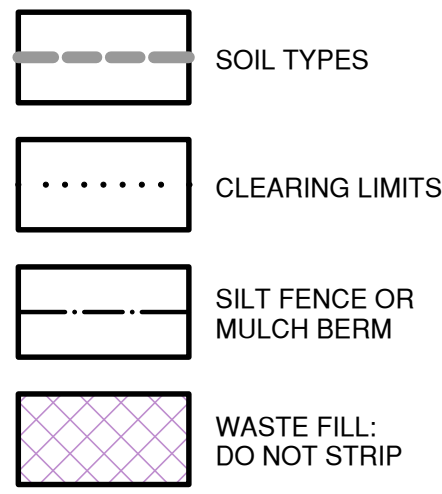
Item	Revision Description	Date	Chk:
1	Revised as per Developer	7-28-22	TAC
2	Revised as per BCEO	8-18-22	TAC
3	Revised as per Block Breakdown	10-11-22	JMW

ESTATES AT WYND'S OF LIBERTY SECTIONS ONE & TWO
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OH
GRADING PLAN



Drawing:	21-0210 CD
Drawn by:	TAC
Checked by:	
Issue Date:	6-29-22

Sheet: **7/12**

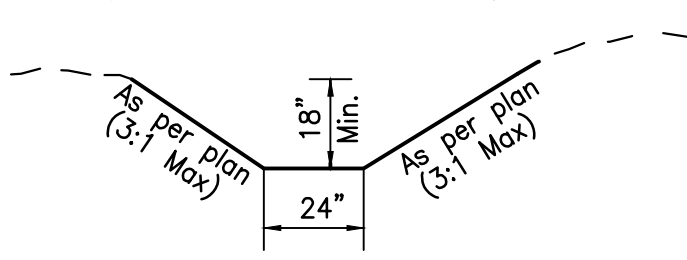


EROSION CONTROL NOTES

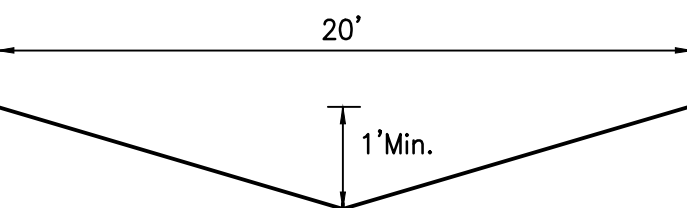
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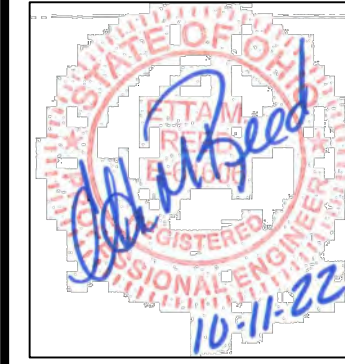
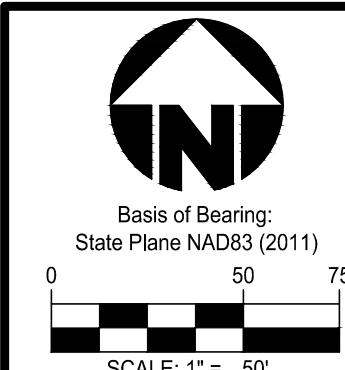
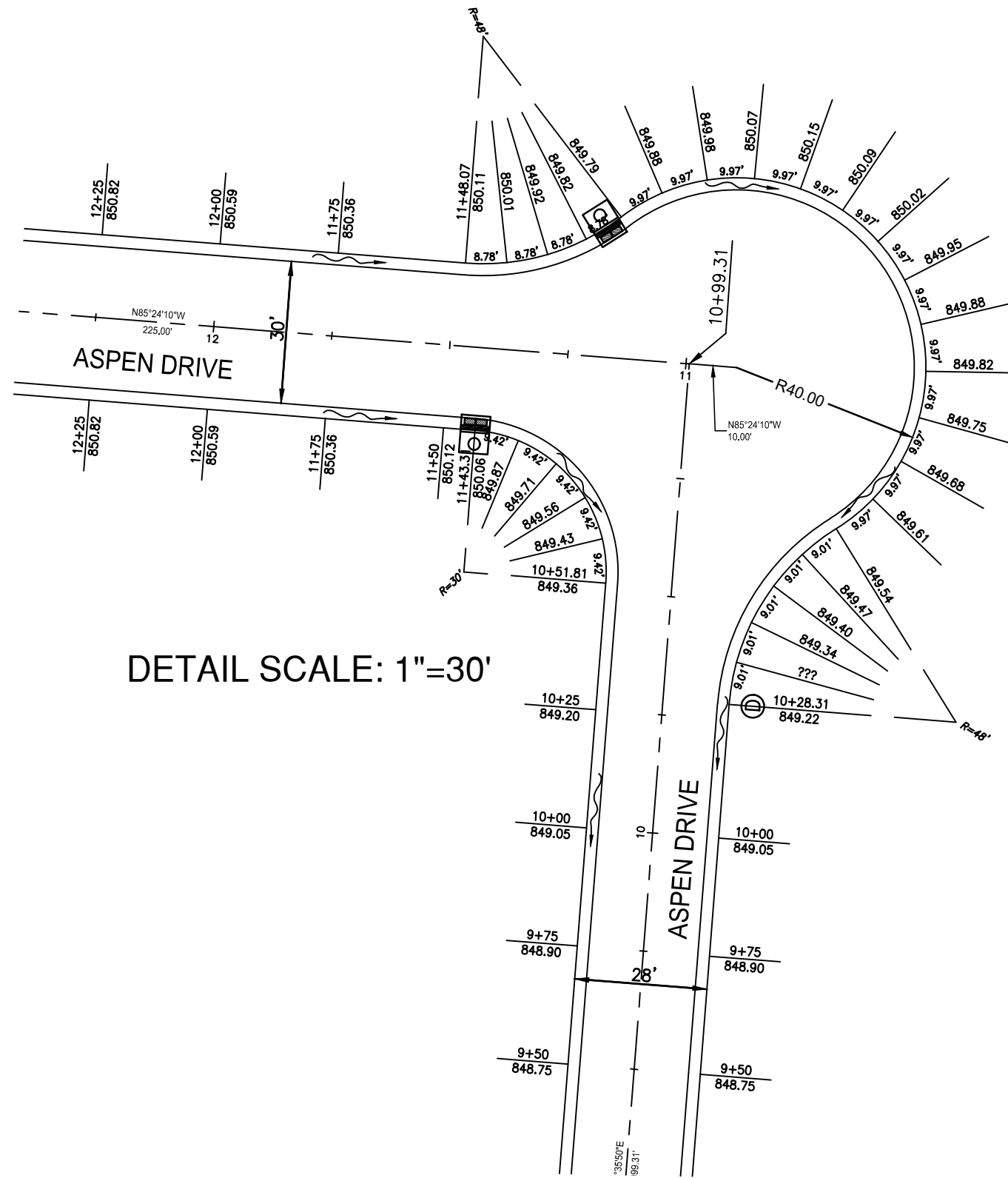
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2	Revised as per BCEO	8-18-22	TAC	

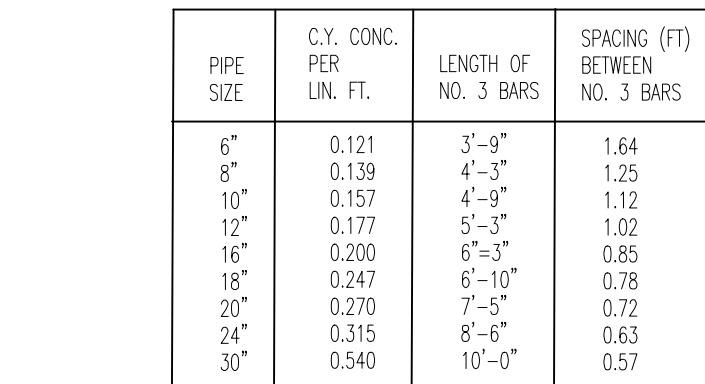
ESTATES AT WYNDS OF LIBERTY SECTIONS ONE & TWO

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Drawing:	21-0210 CD
Drawn by:	TAC
Checked by:	
Issue Date:	6-29-22

Sheet:
8/12



CONCRETE ENCASEMENT



TYPICAL CREEK CROSSING &
TRENCH DETAIL FOR WATER &
SEWER FORCE MAINS

Drawing: _____		BC	WAT
Designed by: _____			
Checked By: _____			
Issue Date: _____		2019	

